Meeting Date: Sept., 16, 2013
Agenda Item: #6

Mission Statement
Delivering quality services in a courteous, cost-effective and efficient manner

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: David L. Wiese, Executive Director of Community Development

AGENDA ITEM: **Action on the Junk Dealer License Application from Harvey Siegel to operate Johnny Junk Recycling at 2201 Badgerland Drive**

POLICY ISSUE
Is the proposed use consistent with the trend of development in the neighborhood and with the desires of the Village for development on Badgerland Drive?

BACKGROUND INFORMATION
The applicant is requesting approval for a Salvage/Junk Dealer License Application to open a recycling center at 2201 Badgerland Drive.

RECOMMENDED ACTION BY PLAN COMMISSION
It is recommended that the Plan Commission ask the applicant to explain his request in detail. If satisfied with the proposal, the Plan Commission should recommend approval to the Village Board with any specific conditions as may be necessary to address concerns voiced by the public, staff or Commission members.

POLICY ALTERNATIVE(S)
The Plan Commission could take the following action:
- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

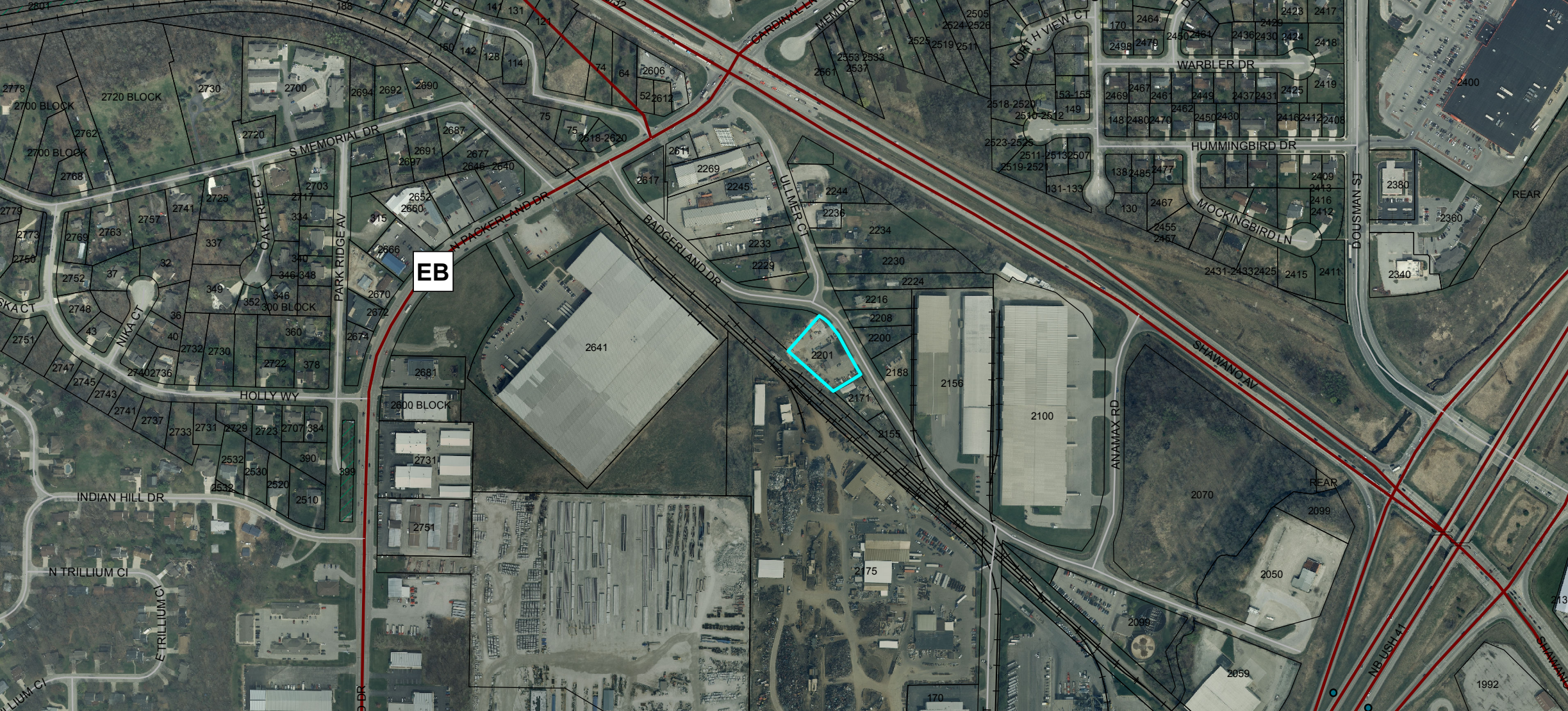
STAFF RECOMMENDED CONDITIONS
The property in question is located in Redevelopment Plan Area #1 for the Village. It is anticipated that after the S.T.H. 29 and U.S 41 reconstruction is finished, the area will redevelop with retail and office development. Badgerland Drive is planned to extend under U.S. 41 and connect Packerland Drive with Taylor Street. Staff would not recommend a Junk yard/Salvage yard be located on a road that will become one of the main entrances to the Village. If the Plan Commission were to recommend approval, staff would recommend the following:

1. No merchandise, equipment, etc. will be stored outside
2. The Salvage Yard license should be granted for a 1-year period.

3. Trespassing on neighboring properties (Village owned, Railroad) is not allowed.

ATTACHMENTS

I Location map
II Application
III Code Regulations
IV Redevelopment Plan


EB
S MEMORIAL DR
N PACKERLAND DR
BADGERLAND DR
ULLMER CT
CARDINAL LN
MEMORIAL
NORTH VIEW CT
WARBLER DR
HUMMINGBIRD DR
MOCKINGBIRD LN
DOUSMAN ST
SHAWANO AV
ANAMAX RD
PARK RIDGE AV
OAK TREE CT
NIKA CT
HOLLY WY
INDIAN HILL DR
N TRILLIUM CI
E TRILLIUM CI
NB USH 41
2700 BLOCK
2720 BLOCK
300 BLOCK
2600 BLOCK
2641
2201
2100
2156
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2050
2099
2059
2175
2751
2731
2681
2400
2380
2360
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1992
REAR

REC'D JUL 18 2013

VILLAGE OF HOWARD, WISCONSIN

2456 Glendale Avenue, Green Bay, WI 54313 • 920/434-4640 • www.villageofhoward.com

NEW X
RENEWAL

FEE $100-
RECIEPT

SALVAGE DEALER LICENSE APPLICATION

(Please Print)

NAME Siegel (Last) Harvey (First) E (Middle Initail)

HOME ADDRESS 1300 Dousman St

Greenbay (City) Wi (State) 54303 (Zip)

DATE OF BIRTH 1 / 6 / 50 (Month / Day / Year) PLACE OF BIRTH Breckenridge (City) Minn (State)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR MISDEMEANOR? No

IF YES, EXPLAIN

ARE YOU ACTING AS AN: INDIVIDUAL - PARTNERSHIP - ASSOCIATION - CORPORATION -

IF NOT AS AN INDIVIDUAL GIVE NAMES AND ADDRESSES OF PRINCIPAL OFFICERS

Name	Address	Name	Address

TRADE NAME OF ESTABLISHMENT Johnny Junk Recycling

LOCATION WHERE COLLECTED ARTICLES ARE STORED 2201 Badger land Drive

ARTICLES TO BE COLLECTED, BOUGHT, SOLD OR OTHERWISE HANDLED All metals Electronics -

NUMBER OF VEHICLES TO BE USED IN BUSINESS 3

Harvey E Siegel
Signature of Individual Applicant

Name of Partnership or Corporation

By

Partners or Officers

APPROVED BY:

Police Department

Fire Department

Inspection Department

MISSION STATEMENT

Quality services delivered in a courteous, cost-effective & efficient manner.

DIVISION 2. - LICENSE

Sec. 6-277. - Required.
Sec. 6-278. - Exception.
Sec. 6-279. - Application.
Sec. 6-280. - License fee.
Sec. 6-281. - Inspection required.
Sec. 6-282. - Referral to village plan commission.
Sec. 6-283. - Referral to village board.
Sec. 6-284. - Revocation.
Secs. 6-285—6-301. - Reserved.

Sec. 6-277. - Required.

No person within the village shall keep, conduct or maintain any building, structure, yard or place for keeping, storing or piling in commercial quantities, whether temporarily, irregularly or continually, or for the buying or selling at retail or wholesale or dealing in any old, used or second hand materials of any kind, including cloth, rags, clothing, paper, rubbish, bottles, rubber, iron, brass, copper or other metal, furniture, used motor vehicles or the parts thereof, or other article which from its worn condition renders it practically useless for the purpose for which it was made and which is commonly classed as junk, whether with a fixed place of business or as an itinerant peddler, without first having obtained and paid for a license as hereinafter provided. One carrying on the aforesaid business shall be referred to herein as a junk dealer.

(Comp. Ords. 2000, § 12.10(1))

Sec. 6-278. - Exception.

No license shall be required for the storage of wrecked motor vehicles stored within service garages and filling stations or on any service garage or filling station site provided that not more than three wrecked vehicles may be stored on said premises at any one time for a period not exceeding 14 calendar days.

(Comp. Ords. 2000, § 12.10(2))

Sec. 6-279. - Application.

Application for such license shall be made to the village clerk on a form provided by the village clerk.

(Comp. Ords. 2000, § 12.10(3))

Sec. 6-280. - License fee.

Applications for an annual license shall be made in accordance with section 6-280 above. The annual license fee shall be $100.00 per year or any fraction thereof, said year to commence on July 1 and end on June 30. There shall be an annual investigation and inspection in accordance with section 6-281 below for each application.

(Comp. Ords. 2000, § 12.10(4); Ord. No. 2009-17, § 1, 7-13-2009)

Sec. 6-281. - Inspection required.

Annual applications shall be submitted to the building inspector, who shall inspect or cause to be inspected such premises to determine whether it complies with all laws, ordinances, rules and regulations. Said premises and all structures thereon shall be so situated and constructed that the business of junk dealer may be carried on in a sanitary manner, shall contain no fire hazards, and shall be arranged so that thorough inspection may be made at any time by the proper health, fire, building and police authority.

(Comp. Ords. 2000, § 12.10(5); Ord. No. 2009-17, § 1, 7-13-2009)

Sec. 6-282. - Referral to village plan commission.

An application for an initial license shall first be submitted to the village plan commission for a hearing to determine the suitability of the site for the business proposed thereon. The village plan commission may recommend conditions for granting the license.

(Comp. Ords. 2000, § 12.10(6))

Sec. 6-283. - Referral to village board.

The application for an initial license, together with the recommendation of the village plan commission, shall be referred to the village board which may grant, grant with conditions, or deny the license.

(Comp. Ords. 2000, § 12.10(7))

Sec. 6-284. - Revocation.

Upon complaint being made in writing by any resident or any official of the village to the village board that any licensee hereunder has violated any of the provisions of this article, the village board shall summons such licensee to appear before it at the time specified in the summons, which shall be not less than ten days after the date of the service thereof, to show cause why his licensee shall not be revoked or suspended. The village board shall thereupon proceed to hear the matter and if it finds that the allegations of said complaint are true, may revoke or suspend the license of such person. The provisions hereunder shall not be effective unless the licensee has received notice from the village building inspector that a complaint has been filed with the village board as to the operation of his premises and such licensee has been given a reasonable time to correct the condition complained of or to otherwise satisfy such complaint.

(Comp. Ords. 2000, § 12.10(9))

Secs. 6-285—6-301. - Reserved.

Community Development Authority

Of the

Village of Howard

Redevelopment Plan
For Redevelopment Area No. 1

February 5, 2009

Prepared by Ehlers & Associates

Village of Howard
Elected Officials

Village Board

Burt R. McIntyre, President

Ronald Bredael

Jim Widiger

Cathy Hughes

George Speaker

Jim Lemorande

Kelly Crouch

David Steffen

Dan Deppeler

ACKNOWLEDGEMENTS

COMMUNITY DEVELOPMENT AUTHORITY

Commissioners

Gary Rozmarynoski, Chairperson

Jim Widiger, Vice-Chairperson

George Speaker

Scott Beyer

Tim Brunette

Jim Morrison

Jody Zepnick

Other Officials

Dave Wiese, Executive Director

Chris Haltom, Secretary/Treasurer

Joshua Smith, Village Administrator

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FORWARD

In 2007 the Village of Howard Board adopted Ordinance No. 2007-20 creating the Community Development Authority of the Village of Howard, Wisconsin. Broadly stated, the purpose of the Community Development Authority (CDA) is to enhance the quality of community life in the Village of Howard, Wisconsin.

This document establishes the community's first Redevelopment Plan pursuant to 66.1333(6) Wisconsin Statues, and enables the CDA and Village Board to pursue additional strategies for the advancement of significant community-oriented developments projects.

The criterion for defining conditions of blight in this analysis is the statutory definition of "blighted area" appearing in Sections 66.1331 and 66.1333, Wisconsin Statutes, which read as follows:

Section 66.1331:

Blighted area means any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.

Section 66.1333(2m)(b):

"Blighted are" means any of the following:

- *An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals, or welfare.*
- *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or*

special assessment delinquency exceeding the fair value of land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

- *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

(bm) "Blighted Property" means any property within a city, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals, or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the city, retards the provision of housing accommodations or constitutes and economic or social liability and is a menace to the public health, safety, morals, or welfare in its present conditions and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvement or otherwise, substantially impairs or arrests the sound growth of the community.

The purpose of this Redevelopment Plan is to utilize the above definitions for the purpose of assisting in the efforts of the Village to redevelop areas that are blighted. The area defined in this plan is predominantly an area encompassing the planned US 41/STH 29 & 32 interchange construction project by the Wisconsin Department of Transportation.

The majority of the area within the district can be defined by state statute as blighted due to one or more of the following criteria:

- Structures dilapidated, deteriorated, obsolete

- Defective or inadequate street layout, faulty lot layout, diversity of ownership

This Redevelopment Plan conforms to the general plan of the Village. With the implementation of this plan, the Village intends to improve public utilities, street façade along with recreational and community facilities.

DESIGNATION OF PROJECT BOUNDARIES

The proposed development/redevelopment project area in Redevelopment Area No. 1, District No. 1 is generally described as a portion of Village of Howard Tax Increment District #4.

The District No. 1 contains parcels for land legally described as:

[Metes & Bounds Description to be added]

The District boundaries are depicted on Exhibit 1, on the following page.

Exhibit 1.

29/41 Redevelopment Plan
N
W
E
S
0 250 500 1,000 1,500 2,000
Feet
Print Date:
December 2, 2008
STH 29 & 32
US 41
US 41
WOODMAN DRIVE
WARBLER DRIVE
HUMMINGBIRD DRIVE
DOUSMAN STREET
ROCKWOOD LN
NORTH VIEW
SOUTH VIEW
BOND STREET
NO TAYLOR STREET
DOUSMAN STREET
SO TAYLOR STREET
LARSEN ROAD
CENTURY ROAD
ELGIN STREET
FOX VALLEY AND WESTERN LAND
INDIAN HILL DR
NORTH PARK
PARKERLAND DRIVE
SOUTH PARK
PARK AVENUE
OAK HILL CT
HILL WAY
CARDINAL LANE
ELMWOOD AVE
LINNET ST
VH-724
VH-677
VH-670
VH-621
VH-674
VH-623-A
VH-616
VH-618-1
VH-620-1
VH-620-2
VH-623
VH-623-6
VH-623-1
VH-622-4
VH-622-3
VH-622-2
VH-622-1
VH-622
VH-624-3
VH-624-4
VH-624-1-1
VH-624-2
VH-624-1
VH-726
VH-729-B
VH-721
VH-722
VH-723
VH-714
VH-713
VH-712
VH-711
VH-710
VH-716
VH-718
VH-719-1
VH-719-2
VH-727-C-17
VH-727-C-18
VH-727-C-19
VH-727-C-20
VH-727-C-21
VH-727-C-22
VH-727-C-23
VH-727-C-24
VH-727-C-25
VH-727-C-26
VH-727-C-27
VH-727-C-28
VH-727-C-29
VH-727-C-30
VH-727-C-31
VH-727-C-32
VH-727-C-33
VH-727-C-34
VH-727-C-35
VH-727-C-36
VH-727-C-37
VH-727-C-38
VH-727-C-39
VH-727-C-40
VH-727-C-41
VH-696
VH-695
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VH-730
VH-731
VH-732
VH-733
VH-734
VH-735
VH-736

EXISTING LAND USES AND CONDITIONS

The area is a general mix of uses. For purposes of this Redevelopment Plan, Ehlers has broken the district into several sub-areas, defined as follows:

Sub-Area A: Bounded by STH 29/32 on the south and Cardinal Lane on the west. This area is predominantly residential;

Sub-Area B: Bounded by STH 29/32 on the north and North Packerland Dr on the south. This area is predominantly residential, but does have limited commercial uses located within the area;

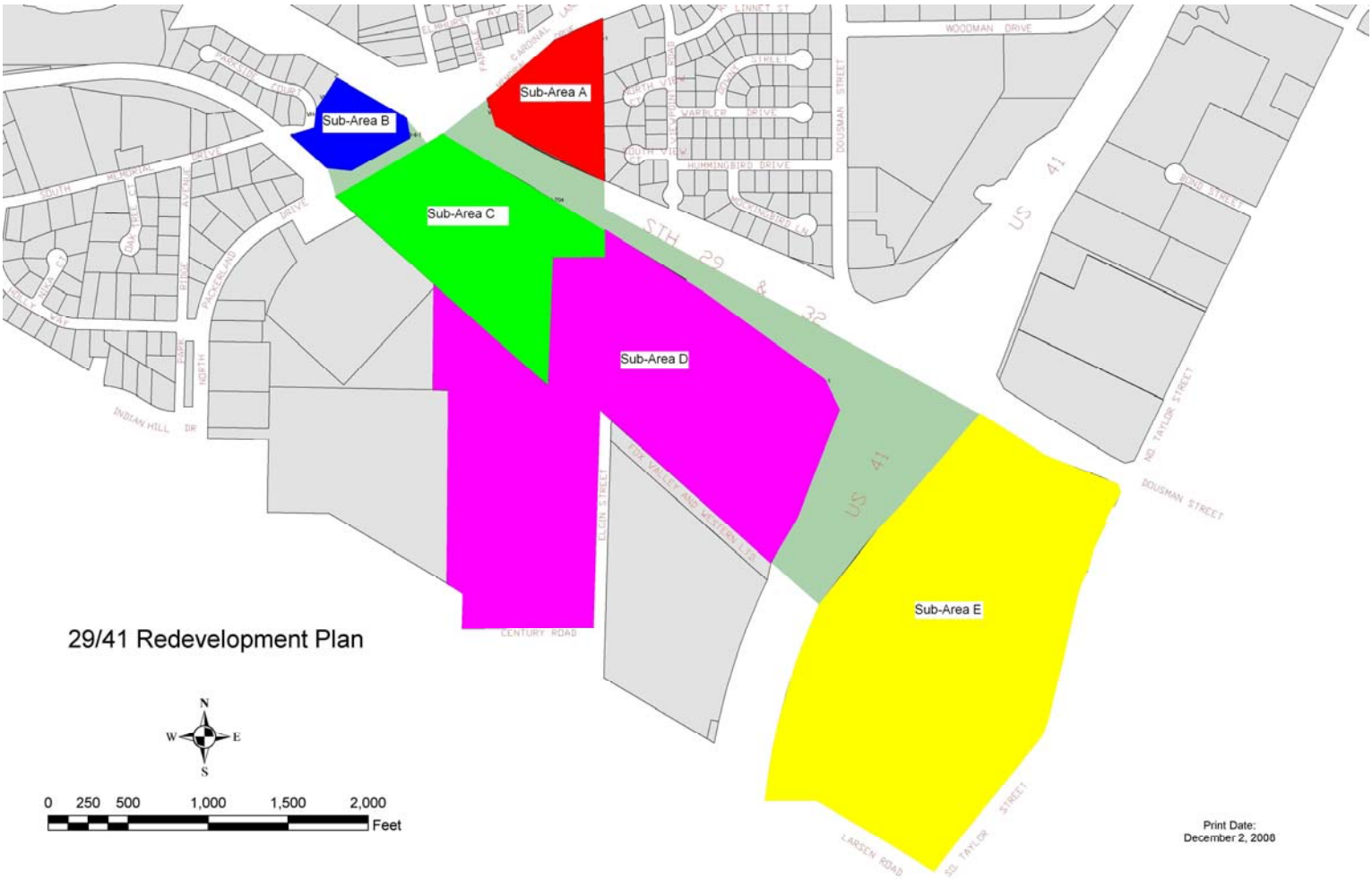
Sub-Area C: Bounded by North Packerland Dr. on the northwest and STH 29/32 on north. This area is a mix of commercial, residential and light industrial type uses. The area is comprised with a number of dual use lots;

Sub-Area D: Balance of redevelopment properties located west of US 41 and south of STH 29/32. This area is comprised of a mix of light industrial/heavy industrial type uses.

Sub-Area E: Bounded by Dousman Street on the north, South Taylor Street on the east, Larsen Rd on the south and US 41 on the west. This area is comprised of a mix of commercial and industrial uses.

A map depicting the various redevelopment areas is included in Exhibit 2, with representative pictures of the property conditions.

Exhibit 2



Area A =

Area B =

Area C =

Area D =

Area E =

CONDITIONS OF REAL PROPERTY

Properties within the proposed Redevelopment District are largely developed, with a variety of uses and conditions. (See Photos on the next several pages) Within the redevelopment area, some properties have vacant buildings, dilapidated structures, substandard structures, inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility and /or usefulness. The combinations of the above factors impair the ability of the Village to maintain and/or improve the value of the properties. Further, these factors substantially impair or arrest the Village's ability to encourage sound growth in the community.

Some of the properties are in need of total redevelopment (removal), while others simply may need façade type improvements. Contained in Exhibit 4 is an inventory of the parcels included in this redevelopment plan.

General Descriptions Used in this Plan

In accordance with State Statutes, several criteria were used to define blight within the STH 29/US 41 Redevelopment Study area. The following examples and description highlight the primary indicators of blight observed during the analysis of the area:

Public Safety: Predominance of Defective or Inadequate Street Layout in Relation to Accessibility

Based on the intended reconstruction of the STH 29/US 41 interchange, and the dramatic rerouting of traffic patterns, the vast majority of parcels included in the redevelopment area will be impacted by these changes. In some cases the finding is applied as to the ingress/egress onto STH 29, and in others the resultant rerouting of traffic through proposed frontage roads.

Dilapidation and Deterioration: Structural Deficiencies

Blight due to structural deficiencies represents parcels that require substantial repair(s) to the principal and/or accessory buildings on the property. Repairs may include improvements to the roof, external walls, or porches/stairs. For the purpose of the blight analysis, "Structural Deficiencies" were limited to those conditions on the exterior of the structure, visible from the public right-of-way.

Obsolete Platting/Diversity of Ownership Impairing or Arresting the Sound Growth of the Community

Blight due to platting or diversity of ownership that impedes the ability of the Village to grow. For the purpose of the blight analysis, "Obsolete Platting/Diversity of Ownership" is limited to lot configuration and/or fractional ownership rendering redevelopment difficult.

Sub-Area A:

Within ***Sub-Area A***, it is noted that lot configuration is relatively deep compared to the width of lots. This area being predominantly residential, will be impacted by the US 41/STH 29 & 32 interchange project, reducing lot sizes, increasing traffic volumes and causing elimination of some or all of the residential properties. As the interchange project proceeds, the redevelopment of the area may become more attractive for non-residential uses.

Sub-Area B:

Within ***Sub-Area B***, it is noted that there is a mix of uses. Although this area is predominantly residential, commercial uses do exist that will be impacted by the US 41/STH 29 & 32 interchange project. As the interchange project proceeds, the redevelopment of the area may become more attractive for non-residential uses.

Sub-Area C:

This area within ***Sub-Area C*** is noted that there is a mix of uses. The area has developed in a disjointed manner, with many of the lots within the area having more than one use on the lot that would not be necessarily compatible. The area will be impacted by the US 41/STH 29 & 32 interchange project, however to a lesser extent than Areas A & B. As the interchange project proceeds, the redevelopment of the area may become more attractive for non-residential uses, and a variety of mixed use lots may be redeveloped in a more cohesive manner to reflect updated zoning and building codes.

Sub-Area D

The area within ***Sub-Area D*** is noted as predominantly light industrial to heavy industrial uses. The area will be significantly impacted by the US 41/STH 29 & 32 interchange project. With the interchange project, the access to STH 29 & 32 will be reduced which may result in pressure for uses to relocate and redevelop.

Sub-Area E

Poised for the most significant redevelopment efforts is the area contained in ***Sub-Area E***. With the reconstruction of the US 41/STH 29 & 32 interchange, significant access modifications will occur on Shawno Avenue and Dousman Street. This reconfiguration will increase redevelopment pressure in the area that is hampered by a variety of dilapidated structures, obsolete uses in the area and diverse ownership due to obsolete lot configuration. The Village has viewed several redevelopment concept plans for the area that would require elimination of many of the structures.

LAND USE PLAN (or VISION PLAN)

The Village's development/redevelopment plans for this area are best defined in the original Tax Increment District #4 Plan. The Tax Increment District #4 plan is hereby attached by reference and is on file with the Village.

STANDARDS OF POPULATION DENISITY, LAND COVERAGE AND BUILDING INTENSITY

At this time, the Village does not have any standards for population density, land coverage and building intensity for this area.

PRESENT AND POTENTIAL EQUALIZED VALUE

The majority of the property in the Redevelopment District is currently owned by private parties. As of January 1 of 2008 the equalized value in the area is $25,129,600. The equalized value for the Village of Howard has increased on average by approximately 6% annually over the last 10 years. The area within the redevelopment district has not experienced the same level of growth.

TID #4 project plan has estimated growth over the next 10 years to be as much as $49,500,000. To be conservative, the TIF project plans have only assumed 2% annual increases.

PROPOSED CHANGES IN ZONING ORDINANCES AND MAPS

At this time there are no proposed changes in the Village Zoning Ordinances and Maps.

PROPOSED CHANGES IN BUILDING CODES AND ORDINANCES

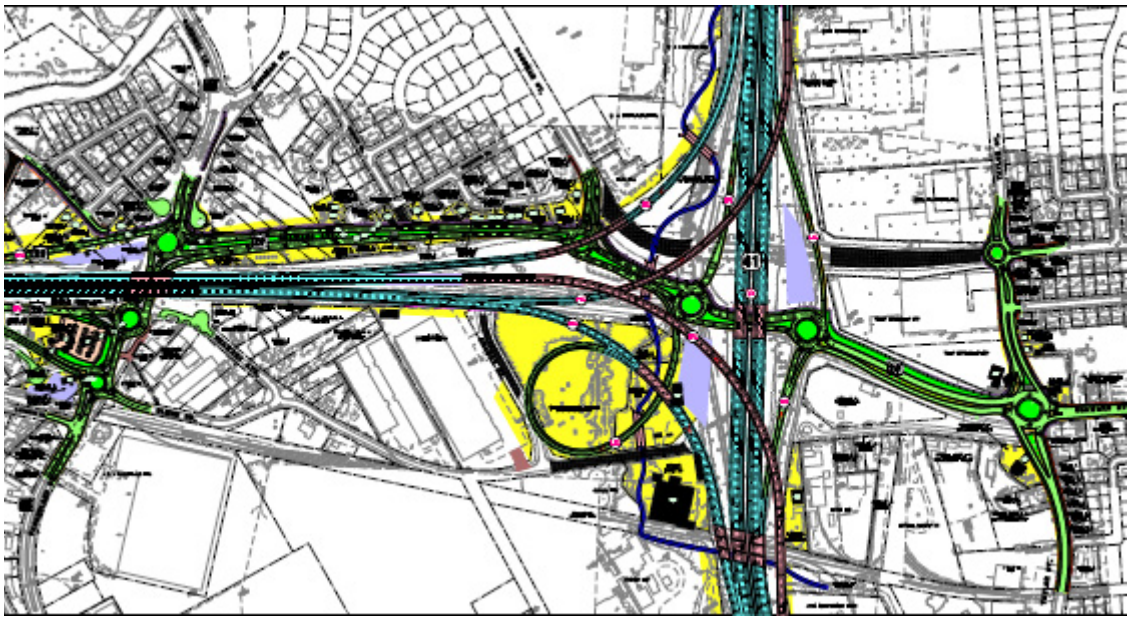
At this time there are no proposed changes in the Building Codes and Ordinances.

SITE IMPROVEMENTS AND ADDITIONAL PUBLIC UTILITIES REQUIRED

The most significant aspect of redevelopment will occur throughout the entire redevelopment area, affecting all sub-areas, with the reconstruction of the US 41/STH 29 & 32 Interchange. Contained on page 18 is a map depicting the

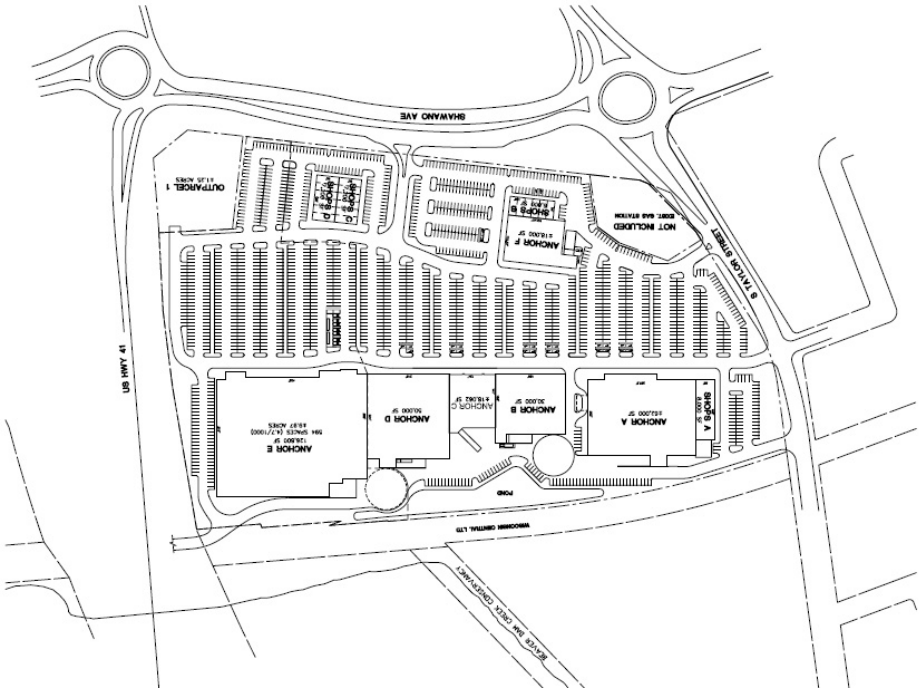
current Wisconsin Department of Transportation (WisDOT) plan. The plan can also be found on the WisDOT website with the following link:

http://www.dot.wisconsin.gov/projects/us41expansion/docs/brown-wis29us41-int.pdf



As you will note, the interchange reconfiguration plan will impact redevelopment sub-areas A-E, some of the areas more significantly.

As part of the above redevelopment of the, the Village has reviewed redevelopment plans for the area south of Shawno Aveneu and east of Taylor Street. An example is contained to the right:



RELOCATION

In the event relocation becomes necessary at any time during the implementation of this plan, the following steps and actions will be taken:

Before negotiations begin for the acquisition of property or easements, all affected property owners will be provided an informational pamphlet prepared by the State of Wisconsin, and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on “relocation benefits”. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of all or at least ten neighboring landowners to whom offers are being made.

The Village and CDA will not proceed with any activity that may involve the displacement of persons or business concerns until it has filed in writing a relocation payment plan and a relocation assistance plan and has had both plans approved in writing by the Wisconsin Department of commerce in accordance with section 32.25 of the Wisconsin Statues and Chapter Comm. 202 of the Wisconsin Administration code. The Village and CDA will maintain project records in accordance with Section 32.27 of the Wisconsin Statues.

Exhibit 3 – Tax Increment District #4 Project Plan

(Included by Reference)

Exhibit 4 – Property Inventory

Exhibit 4

PARCEL_ID	NUMPHYSADD	STRPHYS	DIRPHYSADD	LOCATION	ACREAGE	Blight Declared	Dilapidation and Deterioration	Age and Obsolescence	Light, Air, Sanitation	Public Safety	Inefficient Platting
VH-697-1	2489	MEMORIAL DR		2489 MEMORIAL DR	0.42	0.42					x
VH-697	2505	MEMORIAL DR		2505 MEMORIAL DR	1.25	1.25					x
VH-698	2511	MEMORIAL DR		2511 MEMORIAL DR	1.15	1.15					x
VH-700	2519	MEMORIAL DR		2519 MEMORIAL DR	1.94	1.94					x
VH-701	2525	MEMORIAL DR		2525 MEMORIAL DR	1.20	1.20					x
VH-702		MEMORIAL DR		MEMORIAL DR	1.30	1.30					x
VH-703	2533	MEMORIAL DR		2533 MEMORIAL DR	1.72	1.72					x
VH-704	2537	MEMORIAL DR		2537 MEMORIAL DR	0.69	0.69					x
VH-727-C-17	111	PARKSIDE CT		111 PARKSIDE CT	0.53						
VH-705	2553	MEMORIAL DR		2553 MEMORIAL DR	0.37	0.37					x
VH-686-1	74	PARKSIDE CT		74 PARKSIDE CT	0.83						
VH-686-2	64	PARKSIDE CT		64 PARKSIDE CT	0.73						
VH-706	2561	MEMORIAL DR		2561 MEMORIAL DR	0.34	0.34					x
VH-727-C-18	101	PARKSIDE CT		101 PARKSIDE CT	0.28	0.28				x	
VH-727-C-19	82	PARKSIDE CT		82 PARKSIDE CT	0.29	0.29				x	
VH-696-3	75	PARKSIDE CT		75 PARKSIDE CT	0.35	0.35				x	
VH-696-4	75	PARKSIDE CT		75 PARKSIDE CT	0.43	0.43				x	
VH-719-1	2275	SHAWANO AV		2275 SHAWANO AV	0.63	0.63	x	x		x	
VH-696-5	2618-2620	PACKERLAND D	N	2618-2620 N PACKERLAND DR	0.28						
VH-719-1-1		SHAWANO AV		SHAWANO AV	0.27	0.27	x	x			
VH-719-3	2269	SHAWANO AV		2269 SHAWANO AV	1.00	1.00	x	x		x	x
VH-696-2	2617	PACKERLAND D	N	2617 N PACKERLAND DR	0.31	0.31	x	x		x	x
VH-709	2244	SHAWANO AV		2244 SHAWANO AV	1.30	1.30	x	x			x
VH-718	2245	SHAWANO AV		2245 SHAWANO AV	2.31	2.31	x	x		x	
VH-706-1		MEMORIAL DR		MEMORIAL DR	0.20	0.20				x	x
VH-705	2553	MEMORIAL DR		2553 MEMORIAL DR	0.37	0.37				x	x
VH-704	2537	MEMORIAL DR		2537 MEMORIAL DR	0.69	0.69				x	x
VH-703	2533	MEMORIAL DR		2533 MEMORIAL DR	1.72	1.72				x	x
VH-710-1	2236	SHAWANO AV		2236 SHAWANO AV	0.40	0.40		x		x	x
VH-710	2234	SHAWANO AV		2234 SHAWANO AV	2.13	2.13		x		x	x
VH-716	2233	SHAWANO AV		2233 SHAWANO AV	1.00	1.00	x	x		x	x
VH-715	2229	SHAWANO AV		2229 SHAWANO AV	0.89	0.89	x	x		x	x
VH-670-1	2100	SHAWANO AV		2100 SHAWANO AV	10.56	10.56				x	
VH-711	2230	SHAWANO AV		2230 SHAWANO AV	1.48	1.48					x
VH-721-1		SHAWANO AV		SHAWANO AV	0.27	0.27	x	x			
VH-712	2224	SHAWANO AV		2224 SHAWANO AV	1.00	1.00					x
VH-726	2156	SHAWANO AV		2156 SHAWANO AV	5.66						
VH-713	2216	SHAWANO AV		2216 SHAWANO AV	0.53	0.53					x
VH-721-2		SHAWANO AV		SHAWANO AV	0.70	0.70	x	x		x	x
VH-714	2208	SHAWANO AV		2208 SHAWANO AV	0.50	0.50					x
VH-721	2201	SHAWANO AV		2201 SHAWANO AV	1.30	1.30	x	x		x	x
VH-723	2200	SHAWANO AV		2200 SHAWANO AV	0.54	0.54					x
VH-724	2175	SHAWANO AV		2175 SHAWANO AV	34.95	34.95	x			x	
VH-723-1	2188	SHAWANO AV		2188 SHAWANO AV	0.88	0.88					x
VH-722	2171	SHAWANO AV		2171 SHAWANO AV	0.47	0.47	x	x		x	x
VH-722-1	2155	SHAWANO AV		2155 SHAWANO AV	0.23	0.23	x	x			x
VH-619	2099	SHAWANO AV		2099 SHAWANO AV	0.80	0.80				x	x
VH-621	2050	SHAWANO AV		2050 SHAWANO AV	4.30	4.30				x	x
VH-618	213	TAYLOR ST	N	213 N TAYLOR ST	8.24	8.24				x	x
VH-672		SHAWANO AV		SHAWANO AV	0.20	0.20					x
VH-674	2099	SHAWANO AV		2099 SHAWANO AV	2.60	2.60					x
VH-618-1		TAYLOR ST	N	N TAYLOR ST	0.57	0.57				x	x
VH-620-1	1992	SHAWANO AV		1992 SHAWANO AV	3.73	3.73				x	x
VH-620-2	201	TAYLOR ST	N	201 N TAYLOR ST	2.79	2.79				x	x
VH-726-B	170	ELGIN ST		170 ELGIN ST	1.31	1.31					x
VH-623	2001	SHAWANO AV		2001 SHAWANO AV	1.45	1.45				x	
VH-623-6	1989	SHAWANO AV		1989 SHAWANO AV	5.21	5.21				x	
VH-623-5	1973	SHAWANO AV		1973 SHAWANO AV	0.50	0.50				x	
VH-623-4	1971	SHAWANO AV		1971 SHAWANO AV	0.25	0.25				x	
VH-623-3	1963	SHAWANO AV		1963 SHAWANO AV	0.49	0.49				x	
VH-623-2	1965	SHAWANO AV		1965 SHAWANO AV	1.66	1.66				x	
VH-623-1	1947	SHAWANO AV		1947 SHAWANO AV	5.62	5.62				x	
VH-622-4		SHAWANO AV		SHAWANO AV	3.96	3.96				x	
VH-622-3	1935	SHAWANO AV		1935 SHAWANO AV	1.75	1.75				x	
VH-626		TAYLOR ST	S	S TAYLOR ST	1.50						
VH-622-2	130	TAYLOR ST	S	130 S TAYLOR ST	0.93						
VH-677	1990	LARSEN RD		1990 LARSEN RD	12.28						
VH-622	1929	SHAWANO AV		1929 SHAWANO AV	1.64	1.64				x	
VH-622-1	134	TAYLOR ST	S	134 S TAYLOR ST	0.41	0.41				x	
VH-624-4	310	TAYLOR ST	S	310 S TAYLOR ST	5.11	5.11				x	
VH-624-3	300	TAYLOR ST	S	300 S TAYLOR ST	3.00	3.00				x	
VH-624-1-1	400-412	TAYLOR ST	S	400-412 S TAYLOR ST	5.30	5.30				x	
VH-624-1-2	1920	LARSEN RD		1920 LARSEN RD	0.43	0.43		x			
VH-624-1	428	TAYLOR ST	S	428 S TAYLOR ST	0.50	0.50		x			
VH-708		SHAWANO AV		SHAWANO AV	1.00						
VH-623-A	2059	SHAWANO AV		2059 SHAWANO AV	3.86	3.86				x	
VH-719-6	2606	PACKERLAND D	N	2606 N PACKERLAND DR	0.55	0.55				x	
VH-719-4	52	PARKSIDE CT		52 PARKSIDE CT	0.22	0.22				x	
VH-719-4-1	2612	PACKERLAND D	N	2612 N PACKERLAND DR	0.22	0.22				x	
VH-669-1	REAR	SHAWANO AV		REAR SHAWANO AV	0.10						
VH-670	2070	SHAWANO AV		2070 SHAWANO AV	10.97						
VH-627		VELP AV		VELP AV	4.51						
VH-727		PACKERLAND D	N	N PACKERLAND DR	13.26						
Total Acreage					**197.60**	**145.03**					
						73.39%					