

Community Development Authority
Of the
Village of Howard
Redevelopment Plan
For Redevelopment Area No. 1



January 23, 2009

Prepared by Ehlers & Associates



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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 Statutes, 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

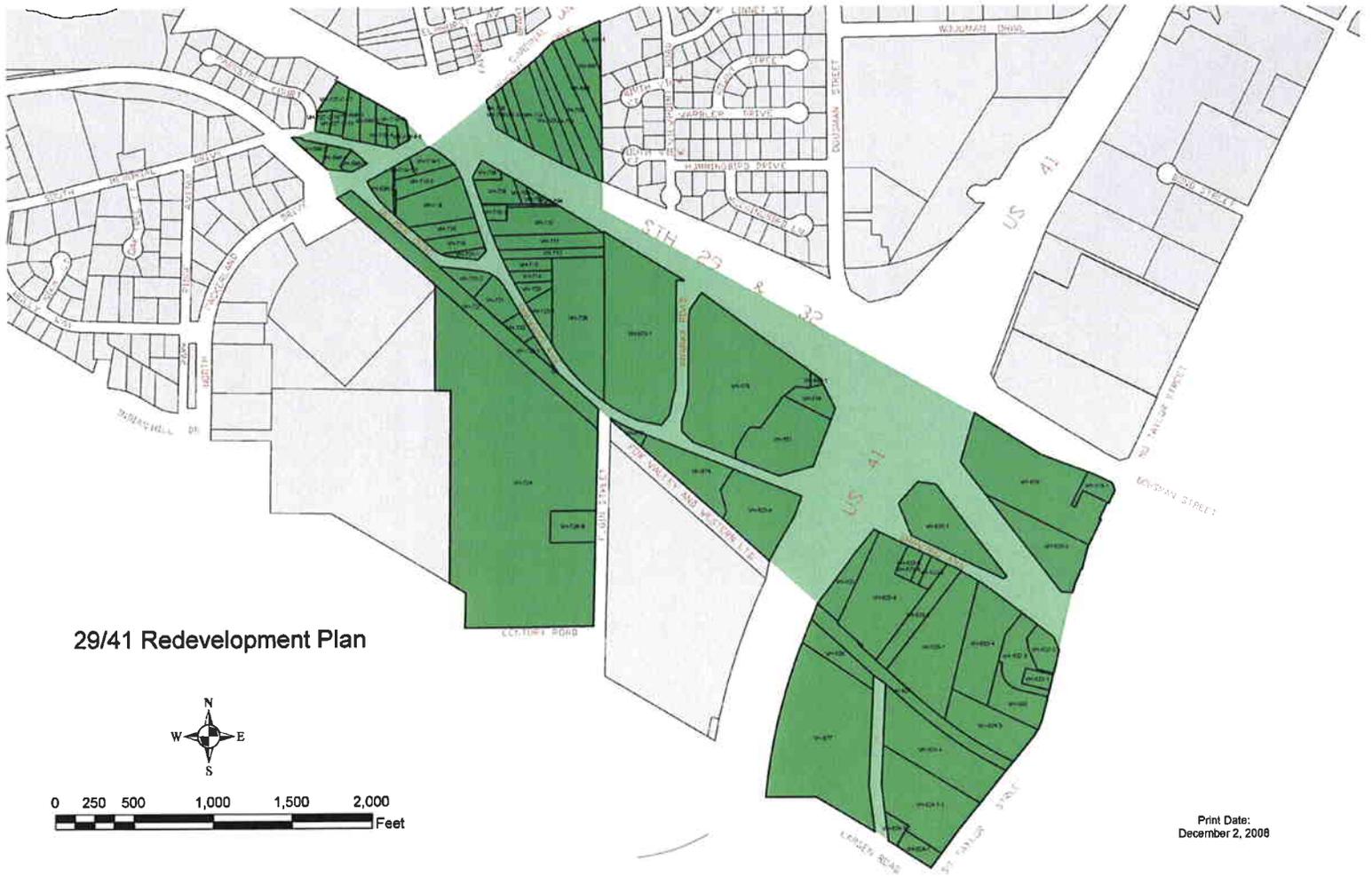
The proposed development/redevelopment project area in Redevelopment Area No. 1, District No. 1 is generally described as a portion of Village of Howard Tax Increment District #4.

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.



Print Date:
December 2, 2008

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;

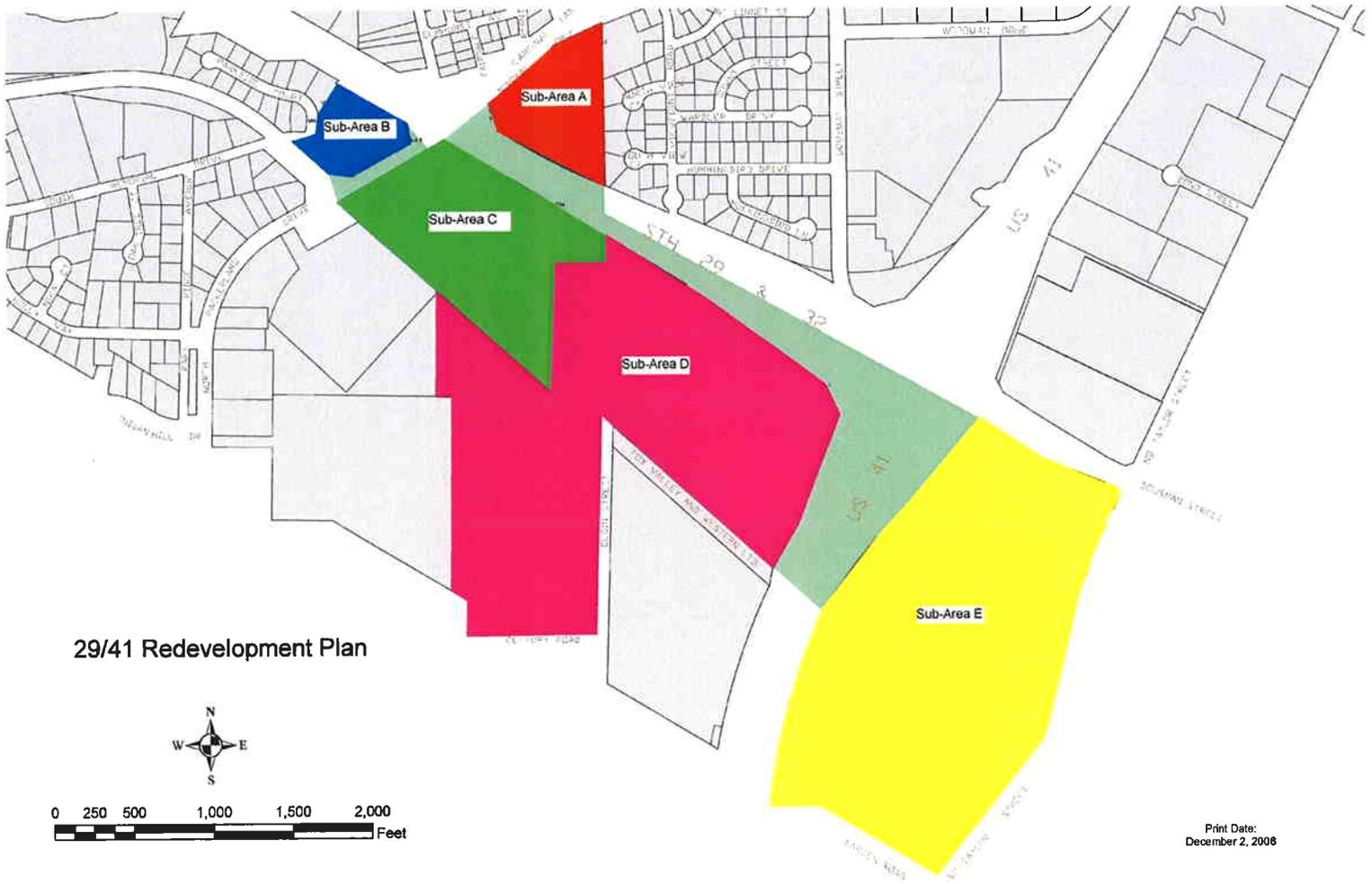
Sub-Area C: Bounded by North Packerland Dr. on the northwest and STH 29/32 on north. This area is a mix of commercial, residential and light industrial type uses. The area is comprised with a number of dual use lots;

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



29/41 Redevelopment Plan



0 250 500 1,000 1,500 2,000 Feet

Print Date:
December 2, 2008

- Area 1 =
- Area 2 =
- Area 3 =
- Area 4 =
- Area 5 =

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 3 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:



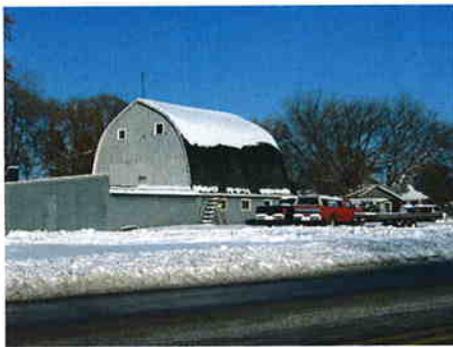
Within **Sub-Area A**, it is noted that lot configuration is relatively deep compared to the width of lots. This area being predominantly residential, will be impacted by the US 41/STH 29 & 32 interchange project, reducing lot sizes, increasing traffic volumes and causing elimination of some or all of 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 1 & 2. 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

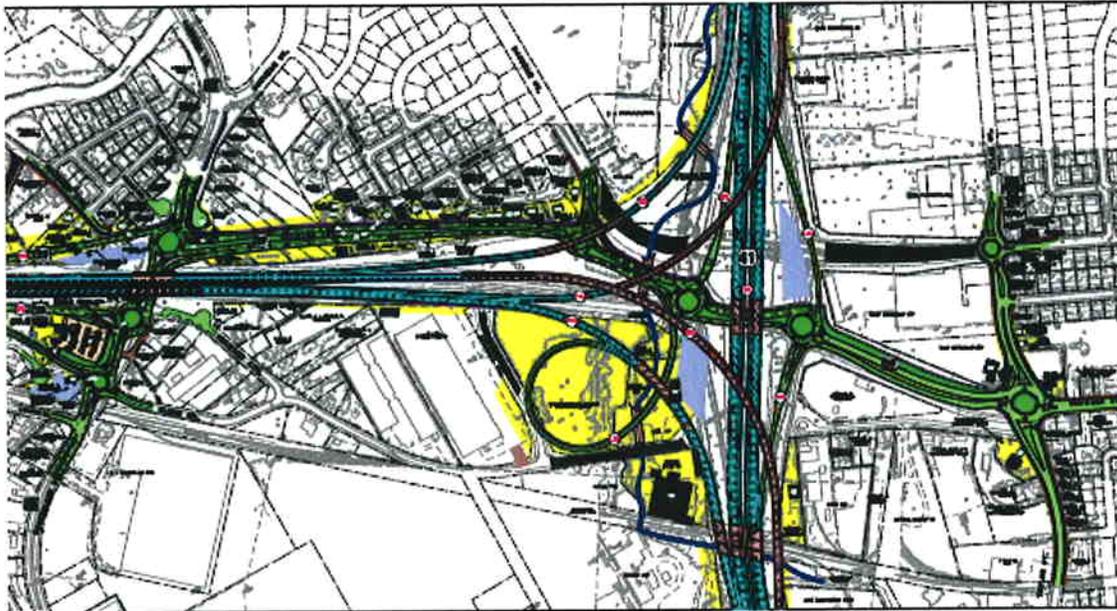
At this time there are no proposed changes in the Building Codes and Ordinances.

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 14 is a map depicting the

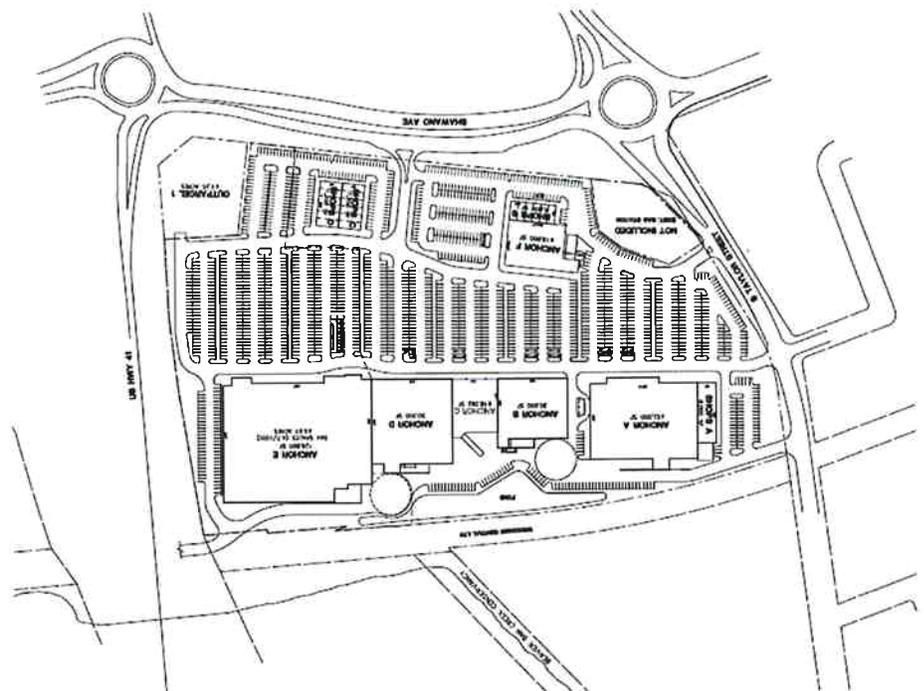
current Wisconsin Department of Transportation (WisDOT) plan. The plan can also be found on the WisDOT website with the following link:

<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 Avenue 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 Statutes 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 Statutes.

Exhibit 3 – Tax Increment District #4 Project Plan

(Included by Reference)

Exhibit 4 – Property Inventory

