

PRESENT ASSESSED VALUE FOR PROPERTY TAX PURPOSES

Table 5 indicates the assessed value of the properties within the designated redevelopment area for 2002. The RDA has a total assessed value of \$8,020,402.00. This figure excludes the properties that are owned by the City of Richland Center, Richland County, and the Wisconsin Department of Transportation, which are tax exempt public owned properties.

Table 5		
Assessed Value of Properties within the RDA, 2002		
Block	Lot(s)	Assessed Value
47	7 & 8	\$61,200
50	01	\$0
	2, 3, & 4	\$148,800
51	1	\$145,400
	4	\$59,000
52	5	\$145,300
	8	\$74,100
53	5	\$38,500
	6	\$29,400
	7	\$49,300
	8.1	\$62,700
80	5	\$48,700
	6	\$36,700
	7	\$6,600
	8.1	\$62,900
	8.2	\$58,900
81	5.1	\$42,700
	5.2	\$26,400
	6	\$700
	7	\$51,800
	8	\$64,600
82	1	\$85,200
	2	\$51,800
	3	\$40,200
	4	\$36,400
83	1.1	\$28,300
	1.2	\$45,500
	2.1, 3, & 4.1	\$18,500
	4.2	\$28,600
84	1	\$33,300
	2	\$26,800
	3.1	\$10,400
	3.2	\$21,300
	4.0	\$7,100
85	1	\$72,800
	5.1 & 5.2	\$50,400

Table 5
Assessed Value of Properties within the RDA, 2002

Block	Lot(s)	Assessed Value
	6	\$48,000
	7	\$65,900
	8	\$57,000
86	5.1	\$51,800
	5.2	\$37,200
	6	\$50,400
	7	\$28,200
87	5.2	\$49,200
	6 & 8	\$0
04	1	\$224,000
	2	\$75,200
	3	\$52,300
	6	\$31,400
	7	\$64,900
	8.2	\$40,100
05	1.1 & 1.2	\$167,800
	1.3	\$0
	4.1	\$95,800
	4.2	\$96,000
	5.1	\$122,200
	5.2	\$90,900
	5.3 & 8	\$136,400
	5.4	\$67,100
	5.6 & 5.7	\$202,400
12	1	\$213,600
	2.1, 2.2, & 4.1	\$211,400
	4.2	\$31,000
	4.3	\$54,400
	7.1 & 7.2	\$122,100
	7.3	\$50,200
	8	\$267,100
17	1.1	\$32,900
	1.2	\$19,800
	2	\$46,100
	3 & 7.4	\$61,000
	4.1	\$69,000
	4.2	\$47,100
	5	\$62,600
	7.1, 7.2, & 7.3	\$79,800
	8.1	\$41,000
	8.2	\$55,700
18	1	\$50,900
	2 & 3	\$37,300
	5 & 6	\$51,600
	7.1	\$47,300

Table 5
Assessed Value of Properties within the RDA, 2002

Block	Lot(s)	Assessed Value
	7.2	\$25,500
	8	\$26,100
27	1 & 5	\$119,900
	2 & 6	\$145,922
	7	\$37,600
	8	\$32,100
28	1	\$28,400
	2	\$32,100
	3	\$7,700
	6	\$34,600
	7.1	\$46,600
	7.2	\$29,500
	8	\$115,200
29	1	\$309,100
	2	\$33,900
	6	\$76,800
30	1	\$60,600
	2	\$65,600
	3	\$31,000
	4	\$57,900
	6	\$63,900
	7.1	\$67,200
	8.1	\$165,100
39	1	\$9,800
40	4	\$57,500
	8	\$82,900
13	5 & 8.3	\$0
	6	\$63,400
	8.1	\$16,600
	8.2	\$28,000
50B	1 & 2.1	\$87,900
	2	\$147,100
	2.2	\$24,400
	3	\$282,800
51B	1	\$0
70	1	\$65,900
	8	\$146,800
71	1	\$0
51C	1	\$118,580
Area E of USH 14		\$0
Total		\$8,020,402.00

*The letter after the block number is for citing purposes only.

Source: City of Richland Center.

Following redevelopment, it is anticipated that the properties within the RDA will have a total assessed value in excess of \$16,700,000.00. This estimate is based on the current assessed values and anticipated new development.

STATEMENT OF PROPOSED CHANGES IN ZONING ORDINANCES OR MAPS AND BUILDING CODES AND ORDINANCES

The designated redevelopment area (RDA) is properly zoned based on the goals set by the City's Redevelopment Authority with the exception of Blocks 47, 52, 53, 80 & 81 (see Map 6, Table 4 and Appendix A). The entire RDA is zoned General Business- Commercial (C-1) or General Business – Commercial Downtown, except for the west half of Block 85 which is zoned Residential (R – 1), and Block 51 C (General Industrial, 1-2). The Orange Street Commons project will require a planned unit development to assist with the development that is anticipated on the three and one – half blocks.

STATEMENT OF THE KIND AND NUMBER OF SITE IMPROVEMENTS AND ADDITIONAL PUBLIC UTILITIES AND FACILITIES, WHICH WILL BE REQUIRED TO SUPPORT NEW LAND USES AFTER REDEVELOPMENT

Table 6 is a block by block synopsis of the specific types of site improvements desired for the designated Redevelopment Area (RDA) by the City's Redevelopment Authority. These desired improvements were determined during a series of Authority meetings and a public informational meeting. During this process, the Authority decided upon specific site improvements for each block within the RDA under the following broad categories: structural improvements, property aesthetic improvements, public acquisition of properties, public assistance to transfer properties to developers, and public utility/facility improvements. In addition to looking at specific site improvements, the Redevelopment Authority examined potential financial incentives for implementing some of the wanted improvements, which are identified on Table 7. The Authority examined the RDA block by block to determine if there was a potential need for economic development incentives and/or environmental cleanup funding to achieve desired redevelopment goals.

Based on the site improvement and financial incentive analyses (Tables 6 & 7), the following are broad objectives and actions developed by the Redevelopment Authority for the designated redevelopment area (RDA):

Objectives

- Support the removal of blighting influences within the RDA:
- Support revitalization efforts within the RDA by promoting the area as a prime location for retail trade and service businesses:
- Increase the property tax base within the City:
- Expand job opportunities for residents of the Richland Center:
- Use private developers to the fullest extent possible to accomplish the redevelopment process:
- Establish marketing strategies to attract new retail trade and service businesses into the RDA:
- Keep lines of communication open with existing businesses within the RDA and potential new businesses, which provide or will provide employment and income in the City, and assist where possible in linking these businesses to available resources, such as grant funds, training, etc.:
- Promote the relocation of existing uses within the RDA that do not conform to the desired future land uses to more appropriate available lands elsewhere in the City:
- Work with businesses within the RDA on aesthetic beautification projects; Promote the cleanup of identified areas of contamination within the RDA:

Actions:

- Work with businesses within the RDA, local banks, the Chamber of Commerce/Main Street organization, outlying businesses districts, the local economic development organization, and other civic groups to implement the revitalization vision established for the RDA:
- Provide assistance to property owners within the RDA to find financial aid for structural and aesthetic improvements to their properties:
- Publicize and promote the RDA using tools, such as marketing brochures, a community web site, and advertising in specific periodicals and newspapers:
- Establish or recapitalize a revolving loan fund to assist with economic revitalization and/or restructuring of the RDA by assisting existing businesses. Attract new businesses and examine alternative uses for the area. Focus business recruitment efforts on service and retail trade businesses:
- Use the existing Tax Increment Finance Districts within the City to help finance enhancement projects in the RDA:
- Create a business recruitment program designed to identify target commercial businesses for the RDA, establish a mechanism for responding to business inquiries, and develop promotional campaign aimed at marketing the RDA to new businesses:
- Maintain an inventory of lands and buildings that could be made available within the RDA to potential developers and/or businesses seeking to start, expand, or relocate in the City; Assist owners of properties within the RDA that do not conform to the desired land uses to find more appropriate and properly zoned available lands elsewhere in the City and finances needed for the relocation:
- Provide public assistance where needed to help transfer properties within the RDA to private developers:
- Public acquisition of real property within the RDA may be used as a last resort to achieve redevelopment goals under direction of the City Council;
Create a business development incentive program that will develop a system for evaluating business within the RDA and determine the types of land and financial incentives the Redevelopment Authority will provide to particular businesses it would like to either keep or attract to the RDA:
- Provide financial support to businesses by considering to sponsor applications for federal and/or state business financial assistance:
- Promote the local revolving loan fund (RLF) programs, which can be used to provide financial incentive to businesses within the RDA. Capitalize the programs with TIF allocations, money generated from federal or state programs, and/or public private partnerships developed with local financial institutions:
- Whenever possible, with City Council approval, apply for state and federal grant funding to upgrade existing and/or install new public utilities and facilities:
- Identify remediation alternatives for contaminated sites within the RDA. Identify means to eliminate or contain contaminants on polluted sites to address environment concerns and protect adjacent properties:
- Assist owners of contaminated properties within the RDA in finding financial aid to cleanup their properties:

Table 6
TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas					
	47		50		51	52
Property Condition Rating Within Block	Poor	Vacant	Good	Vacant	Fair	V Good
Structure(s), Present	8a		2, 3, 4		1, 2, 3, 4	5, 6, 7a
No Repair Needed			2, 3, 4			5, 6, 7a
Repairs Needed/Renovation					1, 2, 3, 4	
Beyond Repair, Demolish	8a					
Renovate for Comm Use or Demolish so Property can be used for Comm Use					1, 2, 3, 4	
Property Aesthetics						
No Aesthetic Improvements Needed		7, 8b				
Aesthetic Improvements Needed	8a		2, 3, 4	1	1, 2, 3, 4	5, 6, 7a
Landscaping	8a				1, 2, 3, 4	5, 6, 7a
General Cleanup	8a			1	1, 2, 3, 4	
Fill						
Facia – Signage on Building						
Public Acquisition of Property(ies)						
Not Needed	8a	7, 8b	2, 3, 4	1	1, 2, 3, 4	5, 6, 7a
Potentially Needed						
Public Assistance to Transfer Property(ies) to Developers	8a	7, 8b	2, 3, 4	1	1, 2, 3, 4	5, 6, 7a
Public Utility/Facility Improvements						
Not Needed	8a	7, 8b				5, 6, 7a
Potentially Needed			2, 3, 4	1	1, 2, 3, 4	
Water						
Sanitary Sewer						
Storm Sewer						
Utility Connections						
Roads						
Access			2, 3, 4	1	1, 2, 3, 4	
Parking						

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6
TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas					
	52	53		80		81
Property Condition Rating Within Block	Good	Good	Fair	Good	Fair	Fair
Structure(s), Present	7b, 8	7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
No Repair Needed	7b, 8					
Repairs Needed/Renovation		7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
Beyond Repair, Demolish						
Renovate for Comm Use or Demolish so Property can be used for Comm Use						
Property Aesthetics						
No Aesthetic Improvements Needed						
Aesthetic Improvements Needed	7b, 8	7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
Landscaping	7b, 8	7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
General Cleanup		7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
Fill						
Facia – Signage on Building						
Public Acquisition of Property(ies)						
Not Needed	7b, 8	7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
Potentially Needed						
Public Assistance to Transfer Property(ies) to Developers	7b, 8	7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
Public Utility/Facility Improvements						
Not Needed	7b, 8					
Potentially Needed		7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
Water						
Sanitary Sewer						
Storm Sewer						
Utility Connections						
Roads						
Access		7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b
Parking		7, 8b	5, 6, 8a	7bc, 8a	5ab, 6ab, 7a, 8b	5b, 6c, 7b, 8b

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6
TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas					
	81		82	83		
Property Condition Rating Within Block	Poor	V Good	Good	Vacant	Poor	Fair
Structure(s), Present	5a, 6abc	7a, 8a	1ab, 2ab, 3abc, 4abc		4b	1ab
No Repair Needed		7a, 8a	1ab, 2ab, 3abc, 4abc			
Repairs Needed/Renovation	5a, 6abc					
Beyond Repair, Demolish					4b	
Renovate for Comm Use or Demolish so Property can be used for Comm Use			1ab, 2ab, 3abc, 4abc			
Property Aesthetics						
No Aesthetic Improvements Needed						
Aesthetic Improvements Needed	5a, 6abc	7a, 8a	1ab, 2ab, 3abc, 4abc	2ab, 3, 4a	4b	1ab
Landscaping			1ab, 2ab, 3abc, 4abc	2ab, 3, 4a	4b	1ab
General Cleanup	5a, 6abc			2ab, 3, 4a	4b	1ab
Fill				2ab, 3, 4a	4b	1ab
Facia – Signage on Building			1ab, 2ab, 3abc, 4abc			1ab
Public Acquisition of Property(ies)						
Not Needed	5a, 6abc	7a, 8a	1ab, 2ab, 3abc, 4abc	2ab, 3, 4a	4b	1ab
Potentially Needed						
Public Assistance to Transfer Property(ies) to Developers	5a, 6abc	7a, 8a	1ab, 2ab, 3abc, 4abc	2ab, 3, 4a	4b	1ab
Public Utility/Facility Improvements						
Not Needed	5a, 6abc	7a, 8a	1ab, 2ab, 3abc, 4abc			
Potentially Needed				2ab, 3, 4a	4b	1ab
Water						
Sanitary Sewer						
Storm Sewer						
Utility Connections						
Roads						
Access					4b	1ab
Parking						

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas					
	84			85		
Property Condition Rating Within Block	Fair	Poor	Vacant	Fair	Poor	Good
Structure(s), Present	1ab, 2abc, 3a	3b, 4b		5b	1,2,3,4	5a, 6, 7, 8
No Repair Needed						
Repairs Needed/Renovation	1ab, 2abc, 3a			5b		5a, 6, 7, 8
Beyond Repair, Demolish		3b, 4b			1,2,3,4	
Renovate for Comm Use or Demolish so Property can be used for Comm Use						
Property Aesthetics						
No Aesthetic Improvements Needed						
Aesthetic Improvements Needed	1ab, 2abc, 3a	3b, 4b	4a	5b	1,2,3,4	5a, 6, 7, 8
Landscaping	1ab, 2abc, 3a	3b, 4b	4a		1,2,3,4	
General Cleanup	1ab, 2abc, 3a	3b, 4b	4a	5b	1,2,3,4	5a, 6, 7, 8
Fill	1ab, 2abc, 3a	3b, 4b	4a		1,2,3,4	
Facia – Signage on Building						
Public Acquisition of Property(ies)						
Not Needed	1ab, 2abc, 3a	3b, 4b	4a	5b		5a, 6, 7, 8
Potentially Needed					1,2,3,4	
Public Assistance to Transfer Property(ies) to Developers	1ab, 2abc, 3a	3b, 4b	4a			
Public Utility/Facility Improvements						
Not Needed				5b		5a, 6, 7, 8
Potentially Needed	1ab, 2abc, 3a	3b, 4b	4a		1,2,3,4	
Water					1,2,3,4	
Sanitary Sewer					1,2,3,4	
Storm Sewer						
Utility Connections						
Roads						
Access	1ab, 2abc, 3a	3b, 4b	4a		1,2,3,4	
Parking					1,2,3,4	

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas					
	86		87			17
Property Condition Rating Within Block	Poor	Vacant	Vacant	Good	Fair	Poor
Structure(s), Present	5abc, 6, 8			7b, 8b	5b	1ab, 2, 3, 4ab, 6, 7acd, 8ab
No Repair Needed						
Repairs Needed/Renovation						
Beyond Repair, Demolish	5abc, 6, 8					1ab, 2, 3, 4ab, 6, 7acd, 8ab
Renovate for Comm Use or Demolish so Property can be used for Comm Use				7b, 8b	5b	
Property Aesthetics						
No Aesthetic Improvements Needed						
Aesthetic Improvements Needed	5abc, 6, 8	7	5a, 6ab, 7a, 8a	7b, 8b	5b	1ab, 2, 3, 4ab, 6, 7acd, 8ab
Landscaping	5abc, 6, 8	7	5a, 6ab, 7a, 8a	7b, 8b	5b	1ab, 2, 3, 4ab, 6, 7acd, 8ab
General Cleanup	5abc, 6, 8	7	5a, 6ab, 7a, 8a	7b, 8b	5b	1ab, 2, 3, 4ab, 6, 7acd, 8ab
Fill	5abc, 6, 8	7	5a, 6ab, 7a, 8a			
Facia – Signage on Building						
Public Acquisition of Property(ies)						
Not Needed	5abc, 6, 8	7	5a, 6ab, 7a, 8a	7b, 8b	5b	1ab, 2, 3, 4ab, 6, 7acd, 8ab
Potentially Needed						
Public Assistance to Transfer Property(ies) to Developers	5abc, 6, 8	7	5a, 6ab, 7a, 8a	7b, 8b	5b	1ab, 2, 3, 4ab, 6, 7acd, 8ab
Public Utility/Facility Improvements						
Not Needed			5a, 6ab, 7a, 8a	7b, 8b	5b	
Potentially Needed	5abc, 6, 8	7				1ab, 2, 3, 4ab, 6, 7acd, 8ab
Water						1ab, 2, 3, 4ab, 6, 7acd, 8ab
Sanitary Sewer						1ab, 2, 3, 4ab, 6, 7acd, 8ab
Storm Sewer						
Utility Connections						
Roads						
Access	5abc, 6, 8	7	5a, 6ab, 7a, 8a			1ab, 2, 3, 4ab, 6, 7acd, 8ab
Parking						1ab, 2, 3, 4ab, 6, 7acd, 8ab

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas			
	17	18		
Property Condition Rating Within Block	Fair	Poor	Vacant	Fair
Structure(s), Present	5, 7b	1b, 2ab, 4, 5, 7b, 8b		6, 7a
No Repair Needed				
Repairs Needed/Renovation	5, 7b	1b, 2ab, 4, 5, 7b, 8b		
Beyond Repair, Demolish				
Renovate for Comm Use or Demolish so Property can be used for Comm Use		1b, 2ab, 4, 5, 7b, 8b		6, 7a
Property Aesthetics				
No Aesthetic Improvements Needed				
Aesthetic Improvements Needed	5, 7b	1b, 2ab, 4, 5, 7b, 8b	1a, 3ab, 8a	6, 7a
Landscaping	5, 7b	1b, 2ab, 4, 5, 7b, 8b	1a, 3ab, 8a	
General Cleanup	5, 7b	1b, 2ab, 4, 5, 7b, 8b	1a, 3ab, 8a	6, 7a
Fill				
Facia – Signage on Building		1b, 2ab, 4, 5, 7b, 8b		
Public Acquisition of Property(ies)				
Not Needed	5, 7b	2ab	1a, 3ab, 8a	
Potentially Needed	7b	7b		6, 7a
Public Assistance to Transfer Property(ies) to Developers	7b	7b	1a, 3ab, 8a	6, 7a
Public Utility/Facility Improvements				
Not Needed	5, 7b			6, 7a
Potentially Needed		1b, 2ab, 4, 5, 7b, 8b	1a, 3ab, 8a	
Water				
Sanitary Sewer				
Storm Sewer				
Utility Connections				
Roads				
Access		1b, 2ab, 4, 5, 7b, 8b	1a, 3ab, 8a	
Parking	7b	7b	1a, 3ab, 8a	6, 7a

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas					
	04			27		
Property Condition Rating Within Block	Fair	Poor	Vacant	Vacant	Poor	Fair
Structure(s), Present	2, 3, 7, 8b	4b, 6, 5b, 8a			1,4, 8a	2ab,8b
No Repair Needed						
Repairs Needed/Renovation	2, 3, 7, 8b	4b, 5b, 8a				
Beyond Repair, Demolish		6				
Renovate for Comm Use or Demolish so Property can be used for Comm Use					1,4, 8a	2ab,8b
Property Aesthetics						
No Aesthetic Improvements Needed						
Aesthetic Improvements Needed	2, 3, 7, 8b	4b, 6, 5b, 8a	1, 4a, 5a	3ab, 5ab, 6ab,	1,4, 8a	2ab,8b
Landscaping	2, 3, 7, 8b	4b, 6, 5b, 8a	1, 4a, 5a	3ab, 5ab, 6ab,	1,4, 8a	2ab,8b
General Cleanup	2, 3, 7, 8b	4b, 6, 5b, 8a	1, 4a, 5a	3ab, 5ab, 6ab,	1,4, 8a	2ab,8b
Fill					1,4, 8a	
Facia – Signage on Building						
Public Acquisition of Property(ies)						
Not Needed	2, 3, 7, 8b	4b, 6, 5b, 8a	1, 4a, 5a		1,4, 8a	
Potentially Needed				3ab, 5ab, 6ab,		2ab,8b
Public Assistance to Transfer Property(ies) to Developers					1,4, 8a	2ab,8b
Public Utility/Facility Improvements						
Not Needed	2, 3, 7, 8b	4b, 6, 5b, 8a	1, 4a, 5a	3ab, 5ab, 6ab,		2ab,8b
Potentially Needed					1,4, 8a	
Water						
Sanitary Sewer						
Storm Sewer						
Utility Connections						
Roads						
Access					1,4, 8a	
Parking					1,4, 8a	

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas				
	27	28			05
Property Condition Rating Within Block	V Good	Poor	Fair	Vacant	Vacant
Structure(s), Present	7ab	3ab, 6abc, 7ac	2ab, 6b, 7b, 8		
No Repair Needed					
Repairs Needed/Renovation		3ab, 6abc, 7ac	2ab, 6b, 7b, 8		
Beyond Repair, Demolish					
Renovate for Comm Use or Demolish so Property can be used for Comm Use	7ab				
Property Aesthetics					
No Aesthetic Improvements Needed					
Aesthetic Improvements Needed		3ab, 6abc, 7ac	2ab, 6b, 7b, 8	1, 4, 5	2, 3
Landscaping		3ab, 6abc, 7ac	2ab, 6b, 7b, 8	1, 4, 5	2, 3
General Cleanup		3ab, 6abc, 7ac	2ab, 6b, 7b, 8	1, 4, 5	2, 3
Fill			2ab, 6b, 7b, 8	1, 4, 5	
Facia – Signage on Building			2ab, 6b, 7b, 8	1, 4, 5	
Public Acquisition of Property(ies)					
Not Needed		3ab, 6ac, 7ac	2ab, 6b, 7b, 8	1, 4, 5	2, 3
Potentially Needed	7ab		2ab, 6b, 7b, 8	1, 4, 5	
Public Assistance to Transfer Property(ies) to Developers		3ab, 6abc, 7ac	2ab, 6b, 7b, 8	1, 4, 5	
Public Utility/Facility Improvements					
Not Needed	7ab		2ab, 6b, 7b, 8	1, 4, 5	2, 3
Potentially Needed		3ab, 6abc, 7ac			
Water					
Sanitary Sewer					
Storm Sewer					
Utility Connections					
Roads					
Access		3ab, 6abc, 7ac			
Parking		3ab, 6abc, 7ac			

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6 TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA						
Types of Site Improvements	Block Areas					
	05		12			
Property Condition Rating Within Block	V Good	Fair	V Good	Fair	Poor	Vacant
Structure(s), Present	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b	4abc, 5a, 8	1, 5b, 7abc	2ab	
No Repair Needed						
Repairs Needed/Renovation	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b		1, 5b, 7abc	2ab	
Beyond Repair, Demolish						
Renovate for Comm Use or Demolish so Property can be used for Comm Use						
Property Aesthetics						
No Aesthetic Improvements Needed						
Aesthetic Improvements Needed	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b	4abc, 5a, 8	1, 5b, 7abc	2ab	3ab, 6
Landscaping	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b	4abc, 5a, 8	1, 5b, 7abc	2ab	3ab, 6
General Cleanup	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b		1, 5b, 7abc	2ab	3ab, 6
Fill	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b				
Facia – Signage on Building	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b		1		
Public Acquisition of Property(ies)						
Not Needed	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b	4abc, 5a, 8		2ab	3ab, 6
Potentially Needed	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b		7		
Public Assistance to Transfer Property(ies) to Developers	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b				
Public Utility/Facility Improvements						
Not Needed	1abc, 4ac, 5abce, 6abc, 7abc, 8abcf	8de, 5d, 4b	4abc, 5a, 8	1, 5b, 7abc	2ab	3ab, 6
Potentially Needed						
Water						
Sanitary Sewer						
Storm Sewer						
Utility Connections						
Roads						
Access						
Parking						

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas				
	29			30	
Property Condition Rating Within Block	V Good	Vacant	Good	Fair	V Good
Structure(s), Present	1, 4		7b	1ab,2ab, 4ab,7abc	5, 8
No Repair Needed	1, 4		7b		5, 8
Repairs Needed/Renovation					
Beyond Repair, Demolish					
Renovate for Comm Use or Demolish so Property can be used for Comm Use				1ab,2ab, 4ab,7abc	
Property Aesthetics					
No Aesthetic Improvements Needed			7b		5, 8
Aesthetic Improvements Needed	1, 4	2, 3, 5, 6, 7a, 8		1ab,2ab, 4ab,7abc	
Landscaping		2, 3, 5, 6, 7a, 8		1ab,2ab, 4ab,7abc	
General Cleanup	1, 4	2, 3, 5, 6, 7a, 8		1ab,2ab, 4ab,7abc	
Fill					
Facia – Signage on Building					
Public Acquisition of Property(ies)					
Not Needed	1, 4	2, 3, 5, 6, 7a, 8	7b		5, 8
Potentially Needed				1ab,2ab, 4ab,7abc	
Public Assistance to Transfer Property(ies) to Developers				1ab,2ab, 4ab,7abc	
Public Utility/Facility Improvements					
Not Needed	1, 4	2, 3, 5, 6, 7a, 8	7b	1ab,2ab, 4ab,7abc	
Potentially Needed					
Water					
Sanitary Sewer					
Storm Sewer					
Utility Connections					
Roads					
Access					
Parking					

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas					
	30	39		40		
Property Condition Rating Within Block	Vacant	Vacant	V Good	V Good	Fair	Vacant
Structure(s), Present			1ab,4ab, 5ab	2, 3, 6, 7	5b, 8b	
No Repair Needed				2, 3, 6, 7		
Repairs Needed/Renovation					5b, 8b	
Beyond Repair, Demolish			1ab,4ab, 5ab			
Renovate for Comm Use or Demolish so Property can be used for Comm Use						
Property Aesthetics						
No Aesthetic Improvements Needed						
Aesthetic Improvements Needed	3ab, 5, 6abc, 8a	2ab,3,5c,6, 7,8	1ab,4ab, 5ab	2, 3, 6, 7	5b, 8b	5a, 8a
Landscaping	3ab, 5, 6abc, 8a	2ab,3,5c,6, 7,8	1ab,4ab, 5ab		5b, 8b	5a, 8a
General Cleanup	3ab, 5, 6abc, 8a	2ab,3,5c,6, 7,8	1ab,4ab, 5ab	2, 3, 6, 7	5b, 8b	5a, 8a
Fill		2ab,3,5c,6, 7,8	1ab,4ab, 5ab			
Facia – Signage on Building						
Public Acquisition of Property(ies)						
Not Needed					5b, 8b	5a, 8a
Potentially Needed	3ab, 5, 6abc, 8a	2ab,3,5c,6, 7,8	1ab,4ab, 5ab	2, 3, 6, 7		
Public Assistance to Transfer Property(ies) to Developers	3ab, 5, 6abc, 8a			2, 3, 6, 7	5b, 8b	5a, 8a
Public Utility/Facility Improvements						
Not Needed	3ab, 5, 6abc, 8a			2, 3, 6, 7		
Potentially Needed		2ab,3,5c,6, 7,8	1ab,4ab, 5ab		5b, 8b	5a, 8a
Water						
Sanitary Sewer						
Storm Sewer						
Utility Connections						
Roads						
Access		2ab,3,5c,6, 7,8	1ab,4ab, 5ab		5b, 8b	5a, 8a
Parking		2ab,3,5c,6, 7,8	1ab,4ab, 5ab			

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6

TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Types of Site Improvements	Block Areas				
	13			50B	
Property Condition Rating Within Block	Poor	Fair	Vacant	Vacant	Good
Structure(s), Present	5, 8ac	6ab, 7ab			1b, 2abc
No Repair Needed					1b, 2abc
Repairs Needed/Renovation		6ab, 7ab			
Beyond Repair, Demolish	5, 8ac				
Renovate for Comm Use or Demolish so Property can be used for Comm Use					
Property Aesthetics					
No Aesthetic Improvements Needed			8b	1a,3, 5, 6, 7, 8	
Aesthetic Improvements Needed	5, 8ac	6ab, 7ab			1b, 2abc
Landscaping	5, 8ac	6ab, 7ab			1b, 2abc
General Cleanup	5, 8ac	6ab, 7ab			1b, 2abc
Fill					
Facia – Signage on Building		6ab, 7ab			
Public Acquisition of Property(ies)					
Not Needed	5, 8ac	6ab, 7ab	8b	1a,3, 5, 6, 7, 8	1b, 2abc
Potentially Needed					
Public Assistance to Transfer Property(ies) to Developers	5, 8ac	6ab, 7ab		1a,3, 5, 6, 7, 8	
Public Utility/Facility Improvements					
Not Needed	5, 8ac	6ab, 7ab	8b	1a,3, 5, 6, 7, 8	
Potentially Needed					
Water					
Sanitary Sewer					
Storm Sewer					
Utility Connections					
Roads					
Access					
Parking					

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6 TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA						
Types of Site Improvements	Block Areas					
	50B	51B	70		71	
Property Condition Rating Within Block	Fair	V Good	Vacant	Poor	Fair	Vacant
Structure(s), Present	4	1,2,3,4,5, 6,7,8		1, 5	8ab	
No Repair Needed					8ab	
Repairs Needed/Renovation	4					
Beyond Repair, Demolish				1, 5		
Renovate for Comm Use or Demolish so Property can be used for Comm Use						
Property Aesthetics						
No Aesthetic Improvements Needed		1,2,3,4,5, 6,7,8				1,2,3,4,5 ,6,8
Aesthetic Improvements Needed	4		2,3,4,6,7	1, 5	8ab	
Landscaping	4		2,3,4,6,7	1, 5	8ab	
General Cleanup	4		2,3,4,6,7	1, 5		
Fill			2,3,4,6,7			
Facia – Signage on Building			2,3,4,6,7			
Public Acquisition of Property(ies)						
Not Needed	4	1,2,3,4,5, 6,7,8	2,3,4,6,7	1, 5	8ab	1,2,3,4,5 ,6,8
Potentially Needed						
Public Assistance to Transfer Property(ies) to Developers	4	1,2,3,4,5, 6,7,8	2,3,4,6,7	1, 5		1,2,3,4,5 ,6,8
Public Utility/Facility Improvements						
Not Needed		1,2,3,4,5, 6,7,8	2,3,4,6,7	1, 5	8ab	1,2,3,4,5 ,6,8
Potentially Needed						
Water						
Sanitary Sewer						
Storm Sewer						
Utility Connections						
Roads						
Access						
Parking						

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 6 TYPES OF SITE IMPROVEMENTS WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA				
Types of Site Improvements	Block Areas			
	51C		Area E of USH 14	
Property Condition Rating Within Block	Poor	Vacant	Vacant	
Structure(s), Present	X			
No Repair Needed				
Repairs Needed/Renovation	X			
Beyond Repair, Demolish				
Renovate for Comm Use or Demolish so Property can be used for Comm Use				
Property Aesthetics				
No Aesthetic Improvements Needed				
Aesthetic Improvements Needed	X	X	X	
Landscaping	X	X	X	
General Cleanup	X	X	X	
Fill				
Facia – Signage on Building				
Public Acquisition of Property(ies)				
Not Needed	X	X	X	
Potentially Needed				
Public Assistance to Transfer Property(ies) to Developers	X	X	X	
Public Utility/Facility Improvements				
Not Needed	X	X	X	
Potentially Needed				
Water				
Sanitary Sewer				
Storm Sewer				
Utility Connections				
Roads				
Access				
Parking				

Note: Very Good, Good, Fair, and Poor on the spreadsheet represent the condition rating of the properties within the selected block areas.

Table 7
FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA

	Block Areas				
	47		50		51
Property Condition Rating Within Block	Poor	Vacant	Good	Vacant	Fair
Economic Development Incentives					
Not Needed at this Time			X		
Grants/Loans (CDBG, RD, ETC)	X	X		X	X
RLF-County	X	X		X	X
RLF-City	X	X		X	X
TIF Assistance	X	X		X	X
Special Assessment	X	X		X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7
FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA

	Block Areas				
	52		53		80
Property Condition Rating Within Block	V Good	Good	Good	Fair	Good
Economic Development Incentives					
Not Needed at this Time	X	X			
Grants/Loans (CDBG, RD, ETC)			X	X	X
RLF-County			X	X	X
RLF-City			X	X	X
TIF Assistance			X	X	X
Special Assessment			X	X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7
FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA

	Block Areas				
	80	81			82
Property Condition Rating Within Block	Fair	Fair	Poor	V Good	Good
Economic Development Incentives					
Not Needed at this Time					X
Grants/Loans (CDBG, RD, ETC)	X	X	X	X	
RLF-County	X	X	X	X	
RLF-City	X	X	X	X	
TIF Assistance	X	X	X	X	X
Special Assessment	X	X	X	X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7
FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA

	Block Areas				
	83			84	
Property Condition Rating Within Block	Vacant	Fair	Poor	Fair	Poor
Economic Development Incentives					
Not Needed at this Time					
Grants/Loans (CDBG, RD, ETC)	X	X	X	X	X
RLF-County	X	X	X	X	X
RLF-City	X	X	X	X	X
TIF Assistance	X	X	X	X	X
Special Assessment	X	X	X	X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7
FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA

	Block Areas				
	84	85			86
Property Condition Rating Within Block	Vacant	Poor	Fair	Good	Poor
Economic Development Incentives					
Not Needed at this Time					
Grants/Loans (CDBG, RD, ETC)	X	X	X	X	X
RLF-County	X	X	X	X	X
RLF-City	X	X	X	X	X
TIF Assistance	X	X	X	X	X
Special Assessment	X	X	X	X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7
FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA

	Block Areas				
	86	87			17
Property Condition Rating Within Block	Vacant	Vacant	Good	Fair	Poor
Economic Development Incentives					
Not Needed at this Time			X		
Grants/Loans (CDBG, RD, ETC)	X	X		X	X
RLF-County	X	X		X	X
RLF-City	X	X		X	X
TIF Assistance	X	X		X	X
Special Assessment	X	X		X	X
Env. Cleanup Funding Possibilities	X	X		X	X
Grants/Loans (CDBG, TIF, ETC)	X	X		X	X

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	17	18			04
Property Condition Rating Within Block	Fair	Poor	Fair	Vacant	Vacant
Economic Development Incentives					
Not Needed at this Time					
Grants/Loans (CDBG, RD, ETC)	X	X	X	X	X
RLF-County	X	X	X	X	X
RLF-City	X	X	X	X	X
TIF Assistance	X	X	X	X	X
Special Assessment	X	X	X	X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	04		27		
Property Condition Rating Within Block	Poor	Fair	Poor	Fair	Vacant
Economic Development Incentives					
Not Needed at this Time					
Grants/Loans (CDBG, RD, ETC)	X	X	X	X	X
RLF-County	X	X	X	X	X
RLF-City	X	X	X	X	X
TIF Assistance	X	X	X	X	X
Special Assessment	X	X	X	X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	27	28			05
Property Condition Rating Within Block	V Good	Vacant	Fair	Poor	V Good
Economic Development Incentives					
Not Needed at this Time					X
Grants/Loans (CDBG, RD, ETC)	X	X	X	X	
RLF-County	X	X	X	X	
RLF-City	X	X	X	X	
TIF Assistance	X	X	X	X	
Special Assessment	X	X	X	X	
Env. Cleanup Funding Possibilities	X	X	X	X	
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	05		12		
Property Condition Rating Within Block	Fair	Vacant	Fair	V Good	Poor
Economic Development Incentives					
Not Needed at this Time		X		X	
Grants/Loans (CDBG, RD, ETC)	X		X		X
RLF-County	X		X		X
RLF-City	X		X		X
TIF Assistance	X		X		X
Special Assessment	X		X		X
Env. Cleanup Funding Possibilities	X		X		X
Grants/Loans (CDBG, TIF, ETC)	X		X		X

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	12	29			30
Property Condition Rating Within Block	Vacant	V Good	Vacant	Good	Fair
Economic Development Incentives					
Not Needed at this Time	X				X
Grants/Loans (CDBG, RD, ETC)		X	X	X	
RLF-County		X	X	X	
RLF-City		X	X	X	
TIF Assistance		X	X	X	
Special Assessment		X	X	X	
Env. Cleanup Funding Possibilities		X	X	X	
Grants/Loans (CDBG, TIF, ETC)		X	X	X	

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	30		39		40
Property Condition Rating Within Block	Vacant	V Good	V Good	Vacant	V Good
Economic Development Incentives					
Not Needed at this Time		X			X
Grants/Loans (CDBG, RD, ETC)	X		X	X	
RLF-County	X		X	X	
RLF-City	X		X	X	
TIF Assistance	X		X	X	
Special Assessment	X		X	X	
Env. Cleanup Funding Possibilities	X		X	X	
Grants/Loans (CDBG, TIF, ETC)	X		X	X	

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	40		13		
Property Condition Rating Within Block	Fair	Vacant	Poor	Vacant	Fair
Economic Development Incentives					
Not Needed at this Time					
Grants/Loans (CDBG, RD, ETC)	X	X	X	X	X
RLF-County	X	X	X	X	X
RLF-City	X	X	X	X	X
TIF Assistance	X	X	X	X	X
Special Assessment	X	X	X	X	X
Env. Cleanup Funding Possibilities	X	X	X	X	X
Grants/Loans (CDBG, TIF, ETC)	X	X	X	X	X

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	50B			51B	70
Property Condition Rating Within Block	Vacant	Fair	Good	V Good	Poor
Economic Development Incentives					
Not Needed at this Time				X	
Grants/Loans (CDBG, RD, ETC)	X	X	X		X
RLF-County	X	X	X		X
RLF-City	X	X	X		X
TIF Assistance	X	X	X		X
Special Assessment	X	X	X		X
Env. Cleanup Funding Possibilities	X	X	X		X
Grants/Loans (CDBG, TIF, ETC)	X	X	X		X

Table 7 FINANCIAL INCENTIVES OF THE RICHLAND CENTER REDEVELOPMENT AREA					
	Block Areas				
	70		71	51C	Area E of USH 14
Property Condition Rating Within Block	Vacant	Fair	Vacant	Poor	Vacant
Economic Development Incentives					
Not Needed at this Time			X		
Grants/Loans (CDBG, RD, ETC)	X	X		X	X
RLF-County	X	X		X	X
RLF-City	X	X		X	X
TIF Assistance	X	X		X	X
Special Assessment	X	X		X	X
Env. Cleanup Funding Possibilities	X	X		X	X
Grants/Loans (CDBG, TIF, ETC)	X	X		X	X

**STATEMENT OF A FEASIBLE METHOD PROPOSED FOR THE RELOCATION OF FAMILIES TO
BE DISPLACED FROM THE PROJECT AREA**

As a result of the building demolition, conversion, and/or rehabilitation, some home and business owners and tenants within the RDA will be displaced. When these undertakings are publicly-funded activities, the subject owners and tenants will be notified of their rights under Wisconsin Administrative Code COMM 202 relating to relocation payments and services (see Appendix B). All eligible owners and tenants will be offered suitable replacement dwellings or business locations elsewhere in the City and moving costs and rental assistance payments will be made in accordance with a Wisconsin Department of Commerce approved relocation plan. Prior to the displacement of any home or business owners or tenants within the RDA for publicly-funded activities, a relocation plan for the RDA will be put together to meet all State and Federal standards.