



OFFICIAL PUBLIC NOTICE
MEETING OF THE REDEVELOPMENT AUTHORITY
TUESDAY, JANUARY 20, 2026 AT 5:30 PM

COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING AT 450 S. MAIN ST., RICHLAND CENTER, WI 53581

AGENDA

ROLL CALL *Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

DISCUSSION AND POSSIBLE ACTION ITEMS

- [1.](#) Elect Chair
- [2.](#) Elect Vice Chair
- [3.](#) Elect Treasurer
- [4.](#) Appoint Secretary
- [5.](#) Review of Financial Statements
- [6.](#) Proposal from New Tech Golf Carts for Development at 300/305 W Orange Street

FUTURE AGENDA ITEMS

ADJOURNMENT

Posted this 16th day of January, 2026 by 4:30 PM.
Copy to the official newspaper the Richland Observer.

PLEASE NOTE: That upon reasonable notice, a minimum of 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Ashley Oliphant, City Administrator at 450 S. Main St., Richland Center, WI. 53581 or call 608-647-3466. Notice is hereby given that the council members who are not members of this committee may attend this meeting so as to constitute a quorum of the city council. Any such council member attendance will be for information gathering, discussion, and/or related purposes and will not result in the direct decision making by the city council at the committee meeting. The City of Richland Center is an equal opportunity employer, provider, and lender.

**COMMON COUNCIL
OF THE
CITY OF RICHLAND CENTER, WISCONSIN**

RESOLUTION 1998-19

**RESOLUTION CREATING THE REDEVELOPMENT
AUTHORITY OF THE CITY OF RICHLAND CENTER, WISCONSIN**

WHEREAS, the City of Richland Center, Wisconsin, is a municipal corporation organized and existing under the laws of the State of Wisconsin, and is authorized under Sections 66.431 of the Wisconsin Statutes to create a redevelopment authority by proper resolution of the Common Council of the City; and

WHEREAS, as set forth in Section 66.431(2) of the Wisconsin Statutes, it is the policy of the State of Wisconsin to protect and promote the health, safety, morals and general welfare of its people by the prevention and elimination of substandard and deteriorated areas and properties through the utilization of all means appropriate, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places of employment for the people of the State of Wisconsin; and

WHEREAS, there is at this time no redevelopment authority created under Section 66.431 of the Wisconsin Statutes, operating in the City;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Richland Center, Wisconsin, as follows:

1. The Common Council hereby finds, determines and declares that the undertaking of programs and projects for blight elimination and prevention, slum clearance and prevention, urban renewal and redevelopment, and community development and redevelopment (collectively, "qualified redevelopment projects") will encourage well-planned, integrated, stable, safe and healthful neighborhoods, the provisions of healthful homes, a decent living environment, adequate places of employment for the people of the City and an increase in the general property tax base of the City.

2. The Common Council hereby finds, determines and declares that there exists within the City a need for qualified redevelopment projects, and that creation of a redevelopment authority in the City will serve the public interest.

3. Pursuant to Sections 66.436 and 66.4325 of the Wisconsin Statutes, the Common Council hereby creates a redevelopment authority in the City, which authority shall be known as the "Redevelopment Authority of the City of Richland Center, Wisconsin". Said authority (the "Authority") Shall be a separate body politic for the purpose of carrying out qualified redevelopment projects, and shall have all powers, duties and functions of community redevelopment authorities contained in Section 66.431 of the Wisconsin Statutes, as amended from time to time with the exception of the power of Eminent Domain. The Authority shall also act as the agent of the City in planning and carrying out community redevelopment programs and activities approved by the Common Council and the Mayor under the federal housing and community development act of 1974.

4. As a means of more clearly setting forth its Powers and Rules of Procedure, the Redevelopment Authority shall adopt a set of by-laws which shall, among other things, establish the general policy duties and provide for the appointment of the chairperson, treasurer, secretary, executive director. The initial by-laws and subsequent amendments must also be approved by a majority vote of the Common Council.

5. The Common Council hereby authorizes and directs the City Clerk, immediately upon adoption of this Resolution, to certify a copy of this Resolution and transmit such certified copy to the Mayor. The Common Council hereby authorizes and directs the Mayor, upon receipt of said certified copy, to appoint seven (7) qualified, resident persons as commissioners of the Authority, which appointments shall be subject to confirmation by the Common Council. One (1) of said commissioners shall be a member of the Common Council and shall serve on the Authority during his or her respective term of office as Common Council member. The initial appointments of the seven (7) commissioners shall be for the following terms: two (2) commissioners for one (1) year, and two (2) commissioners for two (2) years, one (1) commissioner for three (3) years, one (1) commissioner for four (4) years and one (1) commissioner for five (5) years. Thereafter, the terms of the commissioners shall be five (5) years and until their successors are appointed and qualified.

6. This resolution shall take effect immediately upon its adoption.

CERTIFICATION OF RESOLUTION

We certify that the attached Resolution No. _____ entitled

RESOLUTION CREATING THE REDEVELOPMENT AUTHORITY OF THE CITY OF RICHLAND CENTER, WISCONSIN,

was adopted by at least a two-thirds vote of the Common Council of the City of Richland Center, Wisconsin on
_____ 1998.

Dated: _____ 1998.

Recorded: 1998.

Thomas McCarthy, Mayor

Jude Elliott, City Clerk

RESOLUTION

RE: ADOPTION ORANGE STREET AREA REDEVELOPMENT PLAN BY CITY
REDEVELOPMENT AUTHORITY

WHEREAS, the City Council of the City of Richland Center requested MSA Professional Services to prepare a Redevelopment Plan for the City's Orange Street Area under the direction of the City's Redevelopment Authority; and

WHEREAS, the Redevelopment Plan has been prepared in accordance to Section 66.431 of the Wisconsin State Statutes; and

WHEREAS, the City's Redevelopment Authority has conducted a public hearing for the Redevelopment Plan as required under Section 66.431 of the Wisconsin State Statutes; and

WHEREAS, the City's Redevelopment Authority as a whole has reviewed the proposed Redevelopment Plan at a special meeting with a planner from MSA Professional Services; and

WHEREAS, property owners within the designated Redevelopment Area and other members of the public were invited to make comments at a informational meeting held on July 13, 1999 and a public hearing held on September 15, 1999, wherein the Plan herein adopted was reviewed and commented upon by property owners and members of the public; and

WHEREAS, the Orange Street Area Redevelopment Plan is to be used for guiding redevelopment activities within the designated Redevelopment Area; and

WHEREAS, the Redevelopment Plan may from time to time be amended, extended, or added to in greater detail.

NOW, THEREFORE, BE IT RESOLVED, that the Orange Street Area Redevelopment Plan is adopted by the City of Richland Center Redevelopment Authority in accordance to Section 66.431 of the Wisconsin State Statutes.

APPROVED:

Ed Lee, Chairperson
Redevelopment Authority

ATTEST:

Jude Elliott
City Clerk

RICHLAND CENTER REDEVELOPMENT AUTHORITY

BYLAWS AND RULES OF PROCEDURE

1. NAME AND OFFICE

The name of the authority shall be the Richland Center Redevelopment Authority (hereafter referred to as the Authority) and the principal office of the Authority shall be within the City Hall of the City of Richland Center, Wisconsin.

2. POLICY STATEMENT

It is the policy of the Authority to protect and promote the health, safety, morals and general welfare of the people by the prevention and elimination of substandard and deteriorated areas and properties through the utilization of all means appropriate, thereby encouraging well planned, integrated, stable, safe and healthful neighborhoods, the provisions of healthful homes, a decent living environment and adequate places of employment for the people of the City.

3. GENERAL RULES BY STATUTE ORDINANCE OR RESOLUTIONS

The Authority shall be governed and controlled by the Statutes of the State of Wisconsin, and as the same may hereafter be amended; by all ordinances of the City of Richland Center as they relate to the Authority, and as such ordinances may hereafter be amended and adopted; and by and within rules of procedure. All provisions of the Wisconsin Statutes, ordinances or resolutions of the City of Richland Center as may be enacted from time to time, shall take precedence over the rules of procedure.

4. GENERAL POWERS AND DUTIES

A. POWERS The Authority shall exercise all powers conferred and perform all duties imposed, by state and local ordinance of the City of Richland Center, and shall perform such further and other duties as may properly from time to time be required by the Common Council.

B. COMMON COUNCIL APPROVAL Specific action taken related to the following powers shall be subject to review and approval by the Common Council:

1. Acquisition of land
2. Issuance of debt
3. Hiring of staff
4. Expenditure of funds in excess of \$10,000
5. Amendments, deletions or additions to these by-laws
6. Budget

5. COMMISSIONERS

A. APPOINTMENT OF COMMISSIONERS

The business and affairs of the Authority shall be managed by the seven (7) commissioners appointed by the Mayor and approval by the common council. Each commissioner shall hold his/her office until a successor has been appointed and qualified.

B. REMOVAL OF COMMISSIONERS. Removal of commissioners shall be governed by Wisconsin Statutes Sec. 66.40 (8). Vacancies and new appointments shall be filled in the same manner as provided in Sec. 66.431(3) (a) (3) of said statutes.

C. COMPENSATION. Commissioners shall receive no compensation for their services, but shall receive their actual and necessary expenses, including local traveling expenses incurred in the discharge of their duties.

6. OFFICERS AND THEIR DUTIES

A. PRESIDING OFFICERS. The presiding officer of the Authority shall be designated as chairperson and shall be elected annually at the meeting of the Authority in May of each and every year. To act in the absence of the chairperson, the Authority shall also elect a vice-chairperson at the annual meeting in May. The presiding officer shall preside at all meetings of the Authority and shall have the right to vote and make motions; shall rule on matters of procedure, subject to appeal from such rulings by proper motion; shall conduct the meetings in accordance with the rules; shall have such powers and duties as may be necessary for conduct of orderly meetings; and such other powers and duties as herein assigned to him/her, or as may be assigned to him/her.

B. TREASURER. The Authority shall annually elect a treasurer from among its members. The treasurer of the Authority shall handle and keep a record of financial dealings of the Authority. The Treasurer of the City shall serve as Co-Treasurer of the Authority.

C. EXECUTIVE DIRECTOR/SECRETARY. The Authority may appoint or employ an Executive Director, who shall perform such duties, powers and responsibilities as set forth herein and as may be from time to time delegated by the authority. The Executive director shall also act as the Secretary of the Authority and shall perform all duties requested by the Authority. These duties include handling all correspondence and clerical work of the Authority; to keep accurate notes of all matters coming before the Authority; to receive and file all communications, applications, request any and all documents directed to the Authority; to publish or mail, as the case may be, all notices and advertisements required by law or as directed by the Authority; to prepare and mail to each member of the Authority not later than the Friday prior to the meeting, a summary statement of the nature of each item on such agenda and a copy of the minutes of the last meeting. The secretary may utilize such members of the City Staff (engineer, public works director, etc.) as may be made available by the Common Council to accomplish his/her tasks.

D. VACANCIES. Vacancies in an Office may be filled by election by the Authority members at any regular or special meeting.

7. AGENDA

The Clerk Treasurer shall prepare the agenda with direction from the chairperson. No other business shall be discussed at a meeting other than agenda matters.

8. MEETINGS

A. REGULAR MEETINGS. Regular meetings shall be held at a place designated by the Authority at its last regular meeting. Meetings will be held as necessary. All meetings will be held at the City Hall. Regular meeting times are subject to change only by consensus of the members. Notice of all Meetings shall be posted at the City Hall.

B. SPECIAL MEETINGS. Special meetings may be called by the presiding officer whenever, in his judgment¹ such meeting is necessary, and the presiding officer shall call such special meeting whenever he is requested to do so by at least two (2) members of the Authority. Such request may be made orally. Notice of such special meetings shall be given by announcement thereof at any regular meeting and by written or telephone notice as hereinafter provided, to such members not present at such meetings, by written notice mailed no less than 48 hours before the time fixed for such hearing; or by telephone notice not less than 24 hours before the time fixed for such hearing. If for good cause, 24 hour notice of the meeting is impossible or impracticable, shorter notice may be given, but in no case may the notice be provided less than two (2) hours in advance of the meeting. Any business which could be done at a regular meeting may be done at such special meeting. Notice of the meetings shall be posted at the City Hall.

C. OPEN TO THE PUBLIC. All Regular and Special meetings of the Redevelopment Authority shall be open to the general public and shall conform to Chapter 19, the open meeting section of the Wisconsin Statutes, in all respects.

9. CONDUCTING OF BUSINESS

A. VOTING on all matters of business except those regulated by Wisconsin Statutes or otherwise specifically provide for herein, shall be determined by a majority vote of the members preset at the meeting, provided that there are sufficient member present for a quorum.

B. QUORUM. A quorum for all meetings shall consist of four members and the presiding officer shall be included in such a count. The act of the majority of the Commissioners present at a meeting shall be the act of the Authority, unless the act of a greater number is required by law or by these by-laws. A majority of the members present, though less than a quorum, can adjourn a meeting.

C. ORDER OF BUSINESS. All business shall be conducted in accordance with Rules 8, 9, 10, 15 and 18 adopted by the Common Council for the City of Richland Center, and may take the form of resolutions or motions adopted in accordance with such Rules. If a procedural question is not addressed by said Common Council Rules, then Robert's Rules of

Order shall be followed. The order of business may, but need not necessarily be, in the following order:

1. Call to Order
2. Approval of Minutes of Previous Meeting
3. Public Hearings
4. Old Business
5. New Business
6. Person Desiring to be Heard
7. Adjournment

D. DISQUALIFICATION. In the event that any member shall disqualify himself to vote on any matter, he/she shall, nonetheless, be counted in determining whether a quorum is present, but his/her disqualification shall not decrease the number of votes required for, passage of any motion, resolution or the taking of any other action.

10. AMENDMENT TO BYLAWS These by-laws may be altered, amended or repealed and new by-laws may be adopted at any meeting of the commissioners by the affirmative vote of at least 5 commissioners and approval of the Common Council.

11. PUBLIC HEARINGS

A. ORDER OF BUSINESS The Order of Business for holding public hearings shall be as follows:

1. A brief statement by the chairperson as to the name of the applicant for relief, his/her address, the nature of the request, and the manner in which notice of the hearings was given.
2. Presentation of the applicant of his/her request including any maps, documents and the like, not previously filed.
3. Statements of all other persons in favor of granting the request.
4. Statement in rebuttal by opposing the request.
5. Statements in rebuttal by the applicant and by other persons favoring the request.
6. Statements in rebuttal by opposing the request.
7. Statements and subsections by any persons not previously heard but only on matters not previously discussed.
8. Closing of the hearings or, if necessary, adjournment of the hearing to a fixed future date.

B. CONDUCT OF PUBLIC HEARINGS. The presiding officer shall announce immediately prior to each public hearing that no one will be heard unless he states his name

and address. The presiding officer shall briefly explain the order of business. He shall have the right prior to the hearing to announce that each person's statement shall be limited to a specified period of time, and that rebuttals shall be limited to a specified period of time, and he shall have the right to terminate any statement when the speaker's time has elapsed, or in the event of unnecessary repetition, or in the event the statement is not material or germane.

C. APPEARANCE. All persons desiring to be heard shall be heard, in person or by attorney.

D. WITHDRAWAL OF APPLICATION. At any time prior to a motion to grant or refuse a request, application or petition, the applicant may withdraw his request, application or petition and such withdrawal shall not entitle the applicant to a refund of whatever filing or publication fee may previously have been paid.

E. DECISIONS. All final decisions by the Authority shall be in writing and shall be the form of an order or decisions duly adopted by resolution. All such decisions shall be signed by the presiding officer, attested by the secretary, and shall thereupon be filed with the records of the case. The date on which the written decision is filed in the case shall be deemed the date of filing of the decision.

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of the members present, though less than a quorum, can adjourn a meeting.

C. Order of Business. All business shall be conducted in accordance with Rules 8, 9, 10, 15 and 18 adopted by the Common Council for the City of Richland Center, and may take the form of resolutions or motions adopted in accordance with such Rules. If a procedural question is not addressed by said Common Council Rules, then Roberts Rules of Order shall be followed. The order of business may, but need not necessarily be, in the following order:

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2. Presentation of the applicant of his/her request including any maps, documents and the like, not previously filed.
3. Statements of all other persons in favor of granting the request.
4. Statement in rebuttal by opposing the request.
5. Statements in rebuttal by the applicant and by other persons favoring the request.
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7. Statements and subsections by any persons not previously heard but only on matters not previously discussed.

8. Closing of the hearings or, if necessary, adjournment of the hearing to a fixed future date.

B. Conduct of Public Hearings. The presiding officer shall announce immediately prior to each public hearing that no one will be heard unless he states his name and address. The presiding officer shall briefly explain the order of business. He shall have the right prior to the hearing to announce that each person's statement shall be limited to a specified period of time, and that rebuttals shall be limited to a specified period of time, and he shall have the right to terminate any statement when the speaker's time has elapsed, or in the event of unnecessary repetition, or in the event the statement is not material or germane.

C. Appearance. All persons desiring to be heard shall be heard, in person or by attorney.

D. Withdrawal of Application. At any time prior to a motion to grant or refuse a request, application or petition, the applicant may withdraw his request, application or petition and such withdrawal shall not entitle the applicant to a refund of whatever filing or publication fee may previously have been paid.

E. DECISIONS All final decisions by the Authority shall be in writing and shall be the form of an order or decisions duly adopted by resolution. All such decisions shall be signed by the presiding officer, attested by the secretary, and shall thereupon be filed with the records of the case. The date on which the written decision is filed in the case shall be deemed the date of filing of the decision.

**RICHLAND CENTER
REDEVELOPMENT PLAN
RICHLAND CENTER, WISCONSIN**

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INTRODUCTION AND RELATIONSHIP TO LOCAL OBJECTIVES

Item 1.

in accordance with Section 66.431 of the Wisconsin State Statutes, the Common Council of the City of Richland Center created a Redevelopment Authority to protect and promote the health, safety, morals, and general welfare of the people in the City by,

"...the elimination and prevention of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe, and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment..."

Specifically the City of Richland Center Redevelopment Authority, via its statutory powers, will address revitalization of the City's Old Orange Street Railroad Corridor, which runs north to south from 6th Street to the area just South of Gage St. which includes a triangular piece of land bounded by the Right of way of Central Ave. and U. S. Highway 14. Portions of this corridor area are blighting and are in need of revitalization. As required by State Statutes, the Redevelopment Authority must prepare and have approved by the Common Council a plan to undertake and carry out the redevelopment of the designated area.

The City's overall objectives related to land use, economic development, public utilities, and transportation include the following:

Land Use:

- Maintain a sense of the city character and history of Richland Center through land use and development practices.
- Develop a visually pleasing and efficiently organized community, with proper regard for economic practicality, convenience, and aesthetics.
- Ensure an equilibrium between development of land and the underlying natural systems.
- Maintain a visual and physical separation between incompatible land uses.
- Promote contiguous, compatible development rather than sprawling and scattered development to maximize use of existing and presently programmed community facilities, and to minimize public service costs.
- Organize the location, character, and intensity of land use based on accessibility, environmental conditions, community facilities, neighborhood environment, public safety, traffic impact, and public utility capacity.
- Promote a thriving community through the development of a wide range of land use activities in their appropriate context.

Economic Development:

- Ensure economic development opportunities through a governmental agenda which supports appropriate private investment.
- Promote, retain, and attract development that will provide viable employment opportunities for Richland Center residents and that will strengthen the City's economic base.
- Guide compatible and related commercial and industrial uses to specific and appropriate locations based on fundamental linkages in support of those areas (i.e., truck routes, commercial suppliers, adequate infrastructure).
- Prevent undesirable commercial and industrial forms of development in order to provide a safe, healthful, and pleasant environment in which to live.

Public Utilities and Facilities:

- Ensure that future development does not over-burden existing or planned public improvements or service capacities.
Enhance the public water system to assure the highest quality of water.
- Protect the natural environment and the health of City residents by serving all land uses with adequate sanitary sewer system and waste water treatment facility.
- Ensure intergenerational equity through capital improvement and development practices which distribute the costs of development to those that benefit from public facilities.

Transportation:

- Coordinate transportation planning with land use development by providing a transportation framework with which various land development patterns can be supported.
- Construct a street system based on the character and function of each element established in the thoroughfare plan adopted as a part of the comprehensive plan.
- Stage the construction of street improvements according to a capital improvements plan which coincides with demands of growth.
- Minimize conflicts between vehicular, pedestrian, and bicycle traffic.

Source: Draft Comprehensive Plan for the City of Richland Center, April 1999, Vierbicher Associates.

The designated Redevelopment Area (RDA) and related rehabilitation work will support these objectives by providing for the orderly redevelopment of the Old Orange Street Railroad Corridor area, while providing expanded business opportunities to the residents of Richland Center.

STATEMENT OF THE BOUNDARIES OF THE PROJECT AREA

The designated Redevelopment Area (RDA) is a narrow corridor area that runs north to south for approximately one mile from just north of the 6th Street/Orange Street intersection to a triangular piece of land just south of Gage Street bounded by right of way of Central Ave. and U. S. Highway 14. The main portion of the RDA boundaries run along Orange Street which is USH 14 (Map I). USH 14 was completely rebuilt and relocated on Orange St. in 1999. This area, which is along an old railroad corridor, includes 229 lots which are part of sixteen whole blocks and 14 partial blocks. The railroad line, which ran through this area for over 100 years, was abandoned in 1991 and removed in 1992. Most of the properties within the designated RDA are privately owned and are occupied by older structures that are either in commercial or residential use. Table I lists the property ownership for each parcel within the RDA. All the properties within the designated RDA are included in the City's Tax Incremental Finance (TIF) District No 2, which was established in 1995 and amended in 1997 or in the City's Tax Incremental Finance (TIF) District No. 4 which was established in 1995 and amended in 2002.

Table 1
Property Ownership within the RDA

Block	Lot(s)	Owner	Address
47	7	Thomas & Jane Williams	350 W. 6 th Street
50	1	WI DOT	419 W. 6 th Street
	1, 2, & 4	Schneider Plumbing	880 N. Orange Street
51	1	Schneider Plumbing	780 N. Orange Street
	4	Bernard Vodak	714 N. Orange Street
52	5	Murphy Oil Co.	373 W. 6 th Street
	8	Chester & Karen Sumwalt	373 W. 6 th Street
53	5	Troy & Lisa Clary	397 W. 5 th Street
	6	Carol Kraska	769 N. Orange Street
	7	Marie Davis	N. Orange Street
	8.1	Theda Ryan	362 W. 4 th Street
	8.2	Marie Davis	382 W. 4 th Street
80	5	E Subera & John Foreman	361 W. 4 th Street
	6	Betty Gray	387 W. 4 th Street
	7	James Pulvermacher	N. Orange Street
	8.1	William & Jean Robinson	374 W. 3 rd Street
	8.2	Willow Powell	380 W. 3 rd Street
81	5.1	Linda Harlan	359 W. 3 rd Street
	5.2	Francis Miller	383 W. 3 rd Street
	6	Theron Long	567 N. Orange Street
	7	Raymond Brown Jr.	362 W. 2 nd Street
	8	Raymond Brown Jr.	386 W. 2 nd Street
82	1	James & Patti Pulvermacher	650 N. Orange Street
	2	Richard & Linda Turner	457 W. 4 th Street
	3	Marjorie Clements	420 W. 3 rd Street
	4	Carol Kraska	452 W. 3 rd Street
83	1.1	C. Meadows	3 rd & Orange Street
	1.2	John & Bernice Carter	441 W. 3 rd Street
	2.1, 3, & 4.1	Fredrick Fry	500 N. Orange Street
	4.2	Virgil & Frances McBain	436 W. 2 nd Street
84	1	Ryan's Auto Sales	470 N. Orange Street
	2	William Randall	437 W. 2 nd Street
	3.1	Arthur & Beverly Jones	440 N. Orange Street
	3.2	John Shiere	422 W. 1 st Street
	4.1	Arthur & Beverly Jones	Orange & 1 st Streets
85	1	Marketing Associates	430 W. Union
	5.1 & 5.2	Charles & Marie Barry	457 & 477 W 1 st Street
	6	Susan Barry	361 N. Congress
	7	Debbie Ann Barry	335 N. Congress
	8	Cindie Barry Brown	315 N. Congress
86	5.1	Ray Piepenhagen	367 W. 2 nd Street
	5.2	L. Bingham & B. Daughenbaugh	391 W. 2 nd Street
	6	Stan Scholl	475 N. Orange Street

Table 1
Property Ownership within the RDA

Block	Lot(s)	Owner	Address
86	7	Keegan Implement	N. Orange Street
87	5	David & Louise Jacob	369 W. 1 st Street
	6 & 8	Richland Electric Cooperative	300 Blk of N. Orange
04	1	Richland County Chrysler Property	244 N. Main
	2	Timothy Crook	291 N. Jefferson
	3	Paula Hynek	261 N. Jefferson
	6	Alan Romeis	235 N. Jefferson
	7	William Honer / Precision Auto	290 W. Mill
	8.2	Scott & Debra Goplen	212 N. Main
05	1.1, 1.2	Richard & Mary Fruit	194, 182 N. Main
	1.3	Woodward Communication Inc.	174 N. Main
	4.1	Brian & Stephanie Perkins	170 N. Main
	4.2	Thomas & Carla Rawson	168 N. Main
	5.1	Howard & Helen Nelson	152 N. Main
	5.2	Stephen & Joan Mott	124 N. Main
	5.3 & 8	Guelig Revocable Trust	232 W. Court, 100 N. Main
	5.4	Joseph & Jean Halverson	242 W. Court
	5.6 & 5.7	Consumers Co-op of Richland Co.	250, 278 W. Court
12	1	Brian & Stephanie Perkins	100 S. Main
	2.1, 2.2, & 4.1	Robert Spayne & Faye Janes	255, 279 W. Court, 130 S. Main
	4.2	Gary Kershner	146 S. Main
	4.3	MJ & P Bradford, W Hilleman	150 S. Main
	7.1 & 7.2	Ed Leineweber, Marjorie Windrem	290, 280 W. Seminary
	7.3	Delbert Dowell	214 W. Seminary
	8	HRZ	172 S. Main
17	1.1	Erllys Perry	290 N. Jefferson
	1.2	Nettie Sandmire	241 W. Union Street
	2	Gregory Shireman	373 W. Union Street
	3, 7.4	Errol Wilson	265 & 300 Blk N. Orange Street
	4.1	Kay Lisney	260 N. Jefferson Street
	4.2	Mark & Kimberly Turner	256 N. Jefferson Street
	5	Henry & Barbara Doudna	238 N. Jefferson Street
	7.1, 7.2, 7.3	Troy & Lisa Clary	396, 380, 368 W. Union Street
	8.1	Dale Burnham	314 W. Mill
	8.2	Peter & Rachel Kemp	306 W. Mill
18	1	George & Donna Sutton	270 N. Orange Street
	2 & 3	Gary & Betty Henning	461, 475 W. Union Street
	5 & 6	Darlo & Barbara Wentz	210 N. Orange, 235 N. Congress
	7.1	Carl Tanner	486 W. Mill
	7.2	Marilyn Dunwald	462 W. Mill
	8	Timothy & Amanda Oman	444 W. Mill
27	1 & 5	C Schneider, J Walsh, J Halverson	190 N. Orange, 412 W. Court
	2 & 6	Gene & Jean Hynek	486 W. Court

Table 1
Property Ownership within the RDA

Block	Lot(s)	Owner	Address
	7	Lois Jones	440 W. Court
	8	Sally Tillotson	418 W. Court
28	1	Cecil & Gloria Scott	357 W. Mill
	2	Donald Mueller	387 W. Mill
	3	Chester & Karen Sumwalt	395 W. Court
	6	James J Robb	101 N. Orange
	7.1	David & Louise Jacob	362 W. Court
	7.2	Wayne & Dorothy Piper	340 W. Court
	8	Consumers Coop of Richland Co	101 N. Jefferson
29	1	Fink LLC	120 S. Jefferson
	2	Kent & Alice Frydenlund	395 W. Court
	6	Kent & Alice Frydenlund	378 S. Seminary
30	1	Madonna Kincaid	437 W. Court
	2	Troy & Lisa Clary	465 W. Court
	3	Kevin Kincaid	481 W. Court
	4	David & Ellen Kay Bee	407 W. Court
	6	William & Sheila Troxel	488 W. Seminary
	7.1	Richard Pauls	478 W. Seminary
	8.1	Autozone Texas LP	420, 440 W. Seminary
39	1	Cornerstone Enterprises of RC LLP	411 W. Seminary
40	4	Marjorie Hayes	339 W. Seminary
	8	Wesley & Lynn Harwick	270 S. Jefferson
13	5 & 8.3	Richland County Government	250, 296 S. Main
	6	Robert & Carol Chitwood	215 S. Jefferson
	8.1	Kramer Water Store	241 W. Haseltine
	8.2	Arnold & Theresa Williams	270 S. Main
50B	1 & 2.1	Kramer Water Store	300 S. Main, 241 W. Haseltine
	2	Consumers Coop of Richland County	300 S. Main
	2.2	Lunenschloss-Hansen Inc	200 Blk W. Haseltine
	3	Jamco LLC	300 S. Main
51B	1,2,3,4,5,6,7,8	City of Richland Center	450 S. Main
70	1	Mathew & Shirley Schumacher	500 S. Main
	8	Carl & Susan Huth	590 S. Main
71	1,2,3,4,5,6,8	City Of Richland Center	450 S. Main
51C	1	Ryan Foods No. Central Inc	920 Sextonville Road
Area E of US 14		City of Richland Center	East of New USH 14 Route

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

EXISTING LAND USE

An inventory of the existing land use patterns within the designated Redevelopment Area (RDA) has been completed. This inventory was divided into the following categories: Commercial, Public and Semi-Public, Residential, Salvage Yard, and Vacant. The existing land use of the properties within the RDA is depicted on Table 2 and Map 2.

About 66 percent of the land within the RDA is currently developed. Most of the developed properties are in the commercial use category (Map 2 and Table 2). These areas are principally concentrated along Orange Street, between Sixth Street and Third Street; along Orange Street, Jefferson Street and Main Street, between Union Street and Seminary Street; and along Haseltine Street, between Jefferson Street and Main Street. A fair amount of the developed land within the RDA is residential use. The main concentration of land in residential use is found along the East side of Orange Street, between Fifth Street and First Street and on Congress Street from Seminary Street to First Street. The other three uses making up the developed land within the RDA are public, semi-public, and salvage yard use. The newly renovated railroad depot along Orange Street, owned by the City, and the new City Municipal Building along Main Street account for the land in public use. A half-a-block of land along Orange Street between First Street and Union Street accounts for the salvage yard use. The rest of the land within the RDA, or about 34 percent of the developable land, is currently undeveloped/vacant. The largest concentration of undeveloped/vacant land is found in the southern portion of the RDA, in the vicinity of the new City Municipal Building.

Table 2
Existing Land Use within the RDA

Block	Lot(s)	Existing Land Use(s)
47	7	Vacant
	8	Commercial and Vacant
50	1	Vacant
	2, 3, & 4	Commercial
51	1, 2, & 3	Commercial
	4	Residential
52	5, 6, 7, & 8	Commercial
53	5, 6, 7, & 8	Residential
80	5, 6, & 8	Residential
	7	Commercial & Residential
81	5, 7, & 8	Residential
	6	Commercial & Residential
82	1 & 2	Commercial
	3 & 4	Commercial & Residential
83	1	Commercial & Residential
	2 & 3	Vacant
	4	Residential & Vacant
84	1, 2, & 3	Commercial & Residential
	4	Residential & Vacant
85	1, 2, 3, & 4	Salvage Yard

Table 2
Existing Land Use within the RDA

Block	Lot(s)	Existing Land Use(s)
85	5, 6, 7, 8	Residential
86	5 & 6	Residential
	7	Vacant
	8	Commercial
87	5 & 6	Residential & Vacant
	7 & 8	Commercial & Vacant
04	1, 4	Vacant
	2, 3	Residential
	5, 7, 8	Commercial
	6	Residential & Commercial
17	2, 3, & 6	Commercial
	7	Commercial & Residential
	1, 4, 5, 8	Residential
18	1	Commercial & Vacant
	4, 5, 6	Commercial
	8	Residential & Vacant
	2, 7	Residential
	3	Vacant
27	1 & 4	Commercial
	5	Vacant
	8	Residential
	2, 7	Residential
	3, 6	Vacant
28	2, 6, & 7	Commercial & Residential
	3	Commercial
	1, 4, 5	Vacant & Commercial
	8	Commercial
05	1	Commercial
	2, 3	Public
	4, 5, 6, 7, 8	Commercial
12	1, 2, 4, 5, 8	Commercial
	3, 6	Public
	7	Residential
29	2, 3, & 6	Commercial
	7	Vacant & Commercial
	1, 4	Commercial
	5, 8	Vacant
30	1 & 4	Residential
	5	Vacant
	8	Commercial, Residential & Vacant
	2, 7	Commercial
	3, 6	Vacant
39	1, 2 & 4	Commercial & Vacant
	3, 5, 6, 7, & 8	Vacant

Table 2
Existing Land Use within the RDA

Block	Lot(s)	Existing Land Use(s)
40	1 & 4	Residential
	2, 3, 6, & 7	Public & Semi-Public
	5 & 8	Commercial & Vacant
13	5, 6, & 7	Commercial
	8	Commercial & Vacant
50B*	1	Commercial & Vacant
	2 & 4	Commercial
	3, 5, 6, 7, & 8	Vacant
51B*	1, 2, 3, 4, 5, 6, 7, & 8	Public & Semi-Public
70	1, 5, & 8	Commercial
	2, 3, 4, 6, & 7	Vacant
71	1, 2, 3, 4, 5, 6, & 8	Vacant
51C*	-	Commercial
Area E of USH 14		Vacant

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

Note: The existing land use inventory of the redevelopment area was conducted by City Staff in October 2002

CONDITION OF PROPERTIES

The condition of the properties within the designated Redevelopment Area (RDA) were rated. Each of, or portions of the properties were given a rating of Very Good, Good, Fair, Poor, or Vacant. The following is a synopsis of this rating scale:

- Very Good: No Structural and/or Property Rehabilitation and/or Conservation Work Needed.
- Good: Very Little Structural and/or Property Rehabilitation and/or Conservation Work Needed.
- Fair: Moderate Structural and/or Property Rehabilitation and/or Conservation Work Needed.
- Poor: Major Structural and/or Property Rehabilitation and/or Conservation Work Needed.
- Vacant: An Area that is Not Occupied by a Structure and Not Currently being Used.

The condition rating of the properties within the RDA are shown on Table 3 and Map 3.

About 66 percent of the developed land within the RDA is in either fair or poor condition. These properties are principally located along Orange Street, between Fifth Street and Haseltine Street. Most of the properties that are rated poor are found along the southern portion of Orange Street, between Second Street and Seminary Street. The properties rated good and very good account for about 34 percent of the developed land within the RDA. The largest concentrations of good and very good rated properties are found in blocks 5, 12, 50, 52, 82, 85, and 51B. The undeveloped areas within the RDA are rated or classified as vacant.

Table 3
Condition of Properties within the RDA

Block	Lot(s)	Condition of Properties
47	7	Vacant
	8	Poor and Vacant
50	1	Vacant
	2, 3, & 4	Good
51	1, 2, & 3 & 4	Fair
52	5, 6 & 7	Very Good
	7 & 8	Good
53	5 & 6	Fair
	7	Good
	8	Fair & Good
80	5 & 6	Fair
	7 & 8	Fair & Good
81	5 & 6	Fair & Poor
	7 & 8	Fair & Very Good
82	1, 2, 3 & 4	Good
83	1	Fair
	2 & 3	Vacant
	4	Poor & Vacant
84	1 & 2	Fair
	3	Fair & Poor
	4	Poor & Vacant
85	1, 2, 3, & 4	Poor
	5	Good-Fair
	6, 7, & 8	Good
86	5, 6 & 8	Poor
	7	Vacant
87	5	Fair & Vacant
	6	Vacant
	7 & 8	Good & Vacant
04	1	Vacant
	2 & 3	Fair
	4	Vacant & Poor
	5 & 6	Poor
	7	Fair
	8	Poor – Fair (Garage & Rest)
17	2, 3, & 6	Poor
	7	Fair & Poor
	1 & 4	Poor - Poor (2 homes)
	5	Fair
	8	Poor – Poor – Poor (2 homes & manufactured home)
18	1 & 8	Poor & Vacant
	2, 4 & 5	Poor

Table 3
Condition of Properties within the RDA

Block	Lot(s)	Condition of Properties
	3	Vacant
	6	Fair
	7	Fair – Poor
27	1 & 4	Poor
	3, 5 & 6	Vacant
	8	Poor & Fair
	2	Fair
	7	Very Good
28	2	Fair
	3	Poor
	6 & 7	Fair & Poor
	1, 4, 5	Vacant
	8	Fair – Fair (1 commercial building, 1 home)
05	1, 6 & 7	Very Good
	2, 3	Vacant
	4, 5 & 8	Fair & Very Good
12	1, 5	Fair
	2	Poor – Poor
	3, 6	Vacant
	4, 8	Good
	7	Fair – Fair – Poor (3 homes)
29	2, 3, & 6	Poor
	7	Vacant & Good
	1, 4	Very Good
	5, 8	Vacant
30	1, 2 & 4	Fair
	3, 5, & 6	Vacant
	8	Poor & Vacant
	7	Fair
39	1,2,3,4,5,6,7 & 8	Very Good
40	2, 3, 6, & 7	Very Good
	5 & 8	Fair & Vacant
13	5	Poor
	6	Fair
	7	Good
	8	Poor & Vacant
50B*	1	Good & Vacant
	2	Good
	4	Fair
	3, 5, 6, 7, & 8	Vacant

Table 3 Area
Condition of Properties within the RDA

Block	Lot(s)	Condition of Properties
51B*	1, 2, 3, 4, 5, 6, 7, & 8	Very Good
70	1 & 5	Poor
	2, 3, 4, 6, & 7	Vacant
	8	Fair
71	1, 2, 3, 4, 5, 6, 7, & 8	Vacant
51C*	-	Poor & Vacant
Area E of USH 14		Vacant

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

As part of the USH 14 rerouting project, the Wisconsin Department of Transportation through site investigations identified four areas of soil contamination along Orange Street (Map 4). Two of the areas of contamination were found between Six Street and Fifth Street, while the other two areas were found between Third Street and First Street. To meet state and federal laws, the contaminated soil in the road right-of-way areas had to be removed and replaced with clean soil, before the highway construction project could proceed. In addition to these four sites, soil contamination has been confirmed in most of Block 39 (south of Seminary Street and west of Orange Street), which was the site of an old dump (Map 4). The City is in the process of applying for a Brownfield grant and as part of the grant application, a phase 1 & 2 study is required. The City received a Blight Elimination Brownfield Redevelopment (BEBR) grant for the phase 1 & 2 study.

Due to the size of the RDA boundaries the Authority has decided to subdivide the redevelopment area into distinct zones and outline the strategy of improvements to each zone. The zones are shown on the following pages. The RDA is putting their emphasis on a three and one – half block area for redevelopment at this time. The three and one – half block area (Orange Street Commons Project) is West of Orange St., running from Seminary St. to First St. The City amended TIF district # 2 project plan to include this potential development. It also amended TIF district #4 project plan and boundaries to compliment the Orange Street Commons project. This will provide a unified entrance to Court St. The plan still needs approval by the City Council.

The Over - All Master Plan For The Orange Street Corridor Redevelopment Area

This document was created to provide a general plan for the Orange Street Corridor Redevelopment Area, herein after referred to as the Redevelopment Area. The plan subdivides the Redevelopment Area into distinct zones and outlines the strategy for the improvements to each zone. The zones are listed on the following page. A map is being prepared.

- Zone A** Area from Sixth St. to First St., with 132 foot deep lots fronting on the east side of Congress St. Please note zone A is not part of the redevelopment area but due to the proximity of the area to Orange St., the RDA thought it should be mentioned.
- Zone B** Area which includes the lots (132 feet deep) that front on Orange Street on the west side from First Street to Sixth Street. Also included is the West half of Block 85 which is between First St. and Union St.
- Zone C** Area which extends along the east side of Orange Street from Second Street to Sixth Street, extending 132 feet deep from Orange Street. This zone also includes lots 7 & 8 in Block 47 on the North side of 6th St.
- Zone D** Area on east side of Orange Street from Second Street to Union Street, extending approximately 132 feet deep from Orange Street.
- Zone E** Area west of Orange Street between Congress and Orange Street from Seminary to First Street. Does not include the west half of block 85 between First St. and Union St. (Phase One - Orange Street Commons Project)
- Zone F** Area east of Orange Street from Union Street to Seminary St. extending to Main Street (expansion of retail core).
- Zone G** Area south of Seminary and west of Main St. to the triangular piece of land just South of Gage St. bounded by the right of way of Central Ave. and U.S. Highway 14.

The following are the general policies and goals for the development of each area:

Zone - A

Item 1.

General Description - Zone A is primarily a small sub neighborhood area of older but primarily sound and affordable single-family homes. The area does not have the scatter intrusions of business or the suspected soil or ground water pollution present in other areas. The new Pine River Recreation Trail provides a fine lineal park, which not only enhances the aesthetic values and amenities of the area but it provides a safe pedestrian corridor to other recreation facilities.

Future Land Use Policy - The future land use for this area is to preserve this primarily as a single family/low density rental (duplexes) neighborhood area as long as the area retains a minimum standard of housing soundness.

Treatment - The policy of the City should be to encourage landowners to continue to make improvements to their homes. The City could possibly provide low interest loans to elderly or low to moderate income families to help them maintain or renovate their properties. The treatment could include spot removal of seriously deteriorated homes and replacing them with new single-family detached dwellings or perhaps duplexes. The City should also encourage neighborhood groups to participate in planning for the area, as well as developing a landscaping plan for the area.

Expenditures and Major Improvements - At this time there would seem to be no need for any major expenditure in this area. Minor expenditures such as sidewalk replacement and tree plantings, should be encouraged.

City Actions - The City should merely enforce existing zoning and building codes designed to protect the character of the area.

Zone B -

General Description - The west side of Orange Street exists as a commercial strip with building trade establishments, a trucking terminal, a used car dealer, a commercial warehouse, some vacant lots and a few residential structures. The buildings are, for the most part, in good repair, but it is evident that there may be some pollution to the soil and perhaps groundwater, which complicates appropriate planning and development strategies.

Future Land Use Policies - A logical use for this area would seem to relate to building trade activities, such as electrical and plumbing contractors, home builder's offices, and related businesses. While the trucking terminal does not present an immediate problem, it might be best suited to another location. The clustering of contractor businesses could eventually result in the development of vacant lots, replacement of residential uses and movement of the used car lot. The City should consider allowing closure of streets to prevent traffic from being diverted into the neighborhood to the west. The adjacent neighborhood should play a role in determining whether they want such protection and consider it in light of the changes in land use encouraged along Orange Street.

Treatment - There is a good chance this area will be able to redevelop itself entirely through private market mechanisms. The City could consider the use of zoning to encourage use by the building trades and to protect the neighborhood area in Zone A from unwanted residential/commercial conflicts. The City should use its tax credits and RLF loans as the means of encouraging private action. The City could sponsor a future Blight Elimination Brownfield Redevelopment (BEBR) Grant to measure the extent of pollution.

Expenditures and Major Improvements - The strategy does not include use of City funds for acquisition, clearance or improvements in this area at this time, if ever. The area should be several years to redevelop through market forces. Item 1.

City Action - The only City action would be to use existing incentives -tax credits and RLF loans - to encourage private redevelopment and to review existing zoning to ensure that the overall development between this commercial area and neighboring residential area is compatible and helps to facilitate the desired commercial development. The City should however, institute a tree planting program for the area and require landscaping and screening of parking and storage areas as part of the action for this area.

Zone C -

General Description - The area on the east side of Orange from Second Street to Sixth Street is primarily a stretch of older homes in varying degree of repair. The last block from the North side of Fifth St, to Sixth Street contains offices and a feed supply store. Second, Third, Fourth and Fifth Streets all provide traffic access from the neighborhood to older neighborhoods to the east. The depth of the lots is only 132 feet from Orange Street and therefore, is too shallow for commercial or higher density residential development. There is probably little ground or water pollution in this area.

Future Land Use Policy - As homes continue to age, there will be pressure to convert this area to commercial development. This may not be in the best interest of preserving the carrying capacity of Highway 14, the view of the area, and the neighborhood to the west. The City will need however, to have some economically feasible way of encouraging redevelopment as homes reach the end of their expected life spans. This area should be encouraged to develop as apartments or perhaps office space with access from the side streets. The City could consider allowing closure of streets to prevent traffic from being diverted into the neighborhood to the east. The adjacent neighborhood should play a role in determining whether they want such protection and consider it in light of the changes in land use encouraged along Orange Street. It must be noted that Second St. serves as a major access street to the Richland Hospital and Third St. serves as a major exit street from the Hospital and this must be taken into consideration anytime there is discussion in reference to street closures in Zone C.

Treatment - The City policy for this area should be to encourage private redevelopment as outlined above. The City should develop a landscaping program for this area.

Expenditures and Major Improvements - The only expenditures would be related to landscaping and protection of neighborhoods from unwanted traffic. Developers would have to replace sidewalks and participate in street landscaping.

City Action - Encourage private market redevelopment for apartments and perhaps offices, and obtain neighborhood involvement in planning of the area. Review zoning to ensure appropriate development improvements, develop street landscaping and protect the neighborhood.

Zone D -

General Description - This area has a couple of homes, older warehouses, a commercial building and open storage of electric poles. There are a couple of streets which could serve to divert traffic into the neighborhood area to the East. There may be some groundwater and soil pollution in this area from previous uses.

Future Land Use - The highest and best uses for this area would seem to be highway commercial and downtown fringe developments. The area could include offices and apartments. The development may have to be increased in depth to provide proper site layout. Item 1.

Treatment - The City should encourage the private redevelopment of this area without significant City involvement. The City would be involved in code enforcement and possibly involved in relocations and spot demolition of properties. However, the treatment would not involve widespread public acquisition and clearance. The City has tested for soil and groundwater pollution in part of this area.

Expenditures and Major Improvements - The City expenditures would include some design of side streets in relationship to downtown and neighborhood development, lighting improvements, landscaping and demolition.

Action - City could provide incentives for private developers. Other action might include review of ordinances and spot demolition.

Zone E -

Description of Area – This area is for the Orange Street Commons Project. This area suffers from a poor mixture of commercial, industrial and residential uses. There is significant evidence of groundwater and soil pollution, to the extent that it has interfered with private redevelopment of the area. Some homes are deteriorated, the area has an overdeveloped street system, which interferes with the highest and best use for redevelopment of the area, and storm drainage limitations could limit redevelopment options.

The area has excellent highway accessibility with the new Highway 14 corridor, has great access to the Pine River Recreation Trail, and is close to the commercial center of the City

Future Land Use Policy –The area should be redeveloped to provide a new front door to the downtown. It will not be developed as an extension of the retail core of the downtown. It will provide an expansion of the fringe of the downtown providing lodging space, offices, high density apartments, commercial uses, entertainment, and food. It will also function to provide a tourism center and encourage visitation to the downtown. It is very important that the project be designed to compliment and enhance the downtown and improve pathways to the downtown. A lineal park is planned as part of this project running East and West.

Treatment- This will be a clearance / redevelopment project. The City has ascertained the extent of pollution in the area. The plan is to acquire all properties, relocate businesses and families, clear the area and sell the land to private development interests. The final development will be a private / public partnership. One lead developer and one lead design / engineering firm may be hired.

Expenditures and Major Improvements - The City will seek use of TIF, CDBG, Brownfield, EDA, other private funds and proceeds from land sales to redevelop the area. They will consider closing streets to create one super block for redevelopment.

City Actions: The City will acquire property using stated redevelopment laws, relocate families, access and clear up any pollution and create a public / private partnership arrangement to facilitate the redevelopment. The City will also have to create a planned unit development section of the City ordinance to facilitate the development. The City will solicit the comments and involvement of the Main Street / Chamber Organization and other outlying businesses within the City.

Zone F –

Item 1.

General Description - Zone F is the area between the Orange Street Commons Project and the downtown. It is part of the existing fringe of the downtown, which is becoming part of the retail core of the downtown. It is a combination of scattered houses, parking lots, offices, apartments, veterinary clinics, grocery store, and other businesses. Some of the buildings have recently been renovated, others are deteriorating. The area provides parking for the downtown.

Future Land Use - Because of the relocation of Highway 14 any expansion of the downtown must move through this area. This area will become part of the downtown retail core. The redevelopment could include entertainment facilities, new retail space and offices, but should also include a significant expansion in parking. Some existing uses may be relocated.

Treatment - This is a spot demolition project where most of the development would be private investment, but where the City may have to become involved in acquisition of sites for parking or potential street redesigns. The area might include wall murals, but would not be part of the historic downtown proper. A key function would be the treatment of Court Street between Orange Street and Main St. to the downtown area. Replacement of sidewalks, improvement of parking, opening of vistas, street lighting and landscaping will be a very great part of the redevelopment project. It is anticipated that to make this project happen investment by developers, existing downtown businesses, and by the City would be required. The area would be significantly redesigned to accommodate the anticipated changes.

Expenditures and Major Improvements - Public parking should be expanded, Court Street would be redesigned as part of a downtown improvement project, a possible facade easement program would be established, tax incremental financing would be available, a new employee parking program may be created, and a new mini mall may be developed through private action.

City Action – Provided incentives to developers using tax incremental financing.

Zone G -

General Description - This is the area along Highway 14 south of Seminary Street. These are existing large vacant tracts of land, with truck parking, some deteriorated industrial and commercial sites, some new and older commercial properties, the Municipal Building. The zone is across from the waste treatment facilities.

Future Land Use - This area would be a combination of normal downtown fringe uses, such as car repair, home services (such as Culligan), etc. The development of this area could proceed in a number of directions and at this time detail planning may be premature.

Map 5 and Table 4 shows the proposed land use pattern desired for the designated Redevelopment Area (RDA) by the City's Redevelopment Authority. These desired uses were determined by looking at the existing uses and circumstances within the RDA, such as the rerouting of USH 14 along Orange Street, and looking at the proposed land uses identified within the City's Comprehensive Plan. The plan is currently being updated by the Planning Commission. The complete Comprehensive Plan will be approved by the Planning Commission and Council at a later date.

The City's Redevelopment Authority desires that all of the developable land within the RDA be designated for commercial use. There is an exception for Blocks 81, 80, 53 and 47 which is intended for multi-family use. The former Richland County shop site which was designated by the Authority for industrial use which is identified as Block 51C. This property is now owned by Morningstar Foods who operates a facility just to the east of the

property. All the future land uses designated by the Authority for the RDA are consistent with the Pla
Commission's land use designations in the City's Comprehensive Plan (Map 5).

Item 1.

STANDARDS OF POPULATION DENSITY, LAND COVERAGE, AND BUILDING INTENSITY AFTER REDEVELOPMENT

Item 1.

11 redevelopment plans for the designated redevelopment area (RDA) except for Blocks 81, 80, 53 and 47 are in accordance with current zoning regulations with regard to population density, land coverage, and building use. The proposed commercial land use identified for the remainder of RDA boundaries, except for Block 51C, will be in compliance with C-1 (General Business) zoning requirements. Block 51C's proposed industrial land use will be in compliance with I-2 (General Industrial) zoning requirements (see Appendix A).

TABLE 4
PROPOSED USES OF PROPERTIES WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Block Areas	PROPOSED USE(S) OF PROPERTY								
	Existing Land Use(s)	Future Land Use(s)	Keep Existing Use(s)	Change Use(s)	Commercial	Residential	Existing Zoning	Future Zoning	Keep Existing Zoning
47	Comm	RES		X		X	C-1	R-5	
	Vacant	RES		X		X	C-1	R-5	
50	Comm		X				C-1		X
51	Comm		X				C-1		X
	Resident			X	X		C-1		X
52	Comm		X				C-1		X
53	Resident	RES		X		X	C-1	R-5	
80	Resident	RES		X		X	C-1	R-5	
	Comm	RES		X		X	C-1	R-5	
81	Resident		X				C-1		
	Comm	RES		X		X	C-1	R-5	
82	Comm		X				C-1		X
	Resident			X	X		C-1		X
83	Vacant			X	X		C-1		X
	Resident			X	X		C-1		X
	Comm		X				C-1		X
84	Vacant			X	X		C-1		X
	Resident			X	X		C-1		X
	Comm		X				C-1		X
85	Salvage Y			X	X		C-1		X
	Resident		X				R-1		X
86	Resident			X	X		C-1		X
	Vacant			X	X		C-1		X
	Comm		X				C-1		X
87	Resident			X	X		C-1		X
	Vacant			X	X		C-1		X
	Comm		X				C-1		X
04	Comm		X				C-2		X
	Comm		X				C-1		X
	Resident			X	X		C-1		X
17	Resident			X	X		C-1		X
	Comm		X				C-1		X
18	Comm		X				C-1		X
	Vacant			X	X		C-1		X
	Resident			X	X		C-1		X

*Note: The following are abbreviations for existing land use categories used in spreadsheet: Commercial (Comm), Residential (Resident), Public and Semi-Public (Psp), and Vacant (Vacant).

TABLE 4
PROPOSED USES OF PROPERTIES WITHIN THE RICHLAND CENTER REDEVELOPMENT AREA

Block Areas	PROPOSED USE(S) OF PROPERTY								
	Existing Land Use(s)	Future Land Use(s)	Keep Existing Use(s)	Change Use(s)	Commercial	Industrial	Existing Zoning	Future Zoning	Keep Existing Zoning
27	Comm		X				C-1		X
	Vacant			X	X		C-1		X
	Resident			X	X		C-1		X
28	Comm		X				C-1		X
	Resident			X	X		C-1		X
05	Vacant		X				C-2		X
	Comm		X				C-2		X
12	Vacant		X				C-2		X
	Comm						C-2		X
	Resident			X	X		C-2		X
29	Comm		X				C-1		X
	Comm		X				C-2		X
	Vacant			X	X		C-1		X
30	Resident			X	X		C-1		X
	Comm		X				C-1		X
39	Vacant			X	X		C-1		X
	Comm		X				C-1		X
40	Psp		X				C-1		X
	Resident			X	X		C-1		X
	Comm		X				C-1		X
13	Comm		X				C-2		X
	Vacant			X	X		C-2		X
50B	Vacant			X	X		C-1		X
	Comm		X				C-1		X
51B	Psp		X				C-1		X
70	Vacant			X	X		C-1		X
	Comm		X				C-1		X
71	Vacant			X	X		C-1		X
51C	Comm			X		X	I-2		X
	Vacant			X	X		C-1		X
Area E of USH 14	Vacant			X	X		C-1		X

*Note: The following are abbreviations for existing land use categories used in spreadsheet: Commercial (Comm), Residential (Resident), Public and Semi-Public (Psp), and Vacant (Vacant).

PRESENT ASSESSED VALUE FOR PROPERTY TAX PURPOSES

Item 1.

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 development.

Item 1.

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

Item 1.

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:

Item 1.

- 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		
	Fair	Vacant	Fair	V Good	Poor
Property Condition Rating Within Block					
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
	Vacant	V Good	Vacant	Good	Fair
Property Condition Rating Within Block					
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
	Vacant	V Good	V Good	Vacant	V Good
Property Condition Rating Within Block					
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
BE DISPLACED FROM THE PROJECT AREA**

Item 1.

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.

Plan for Orange Street Corridor

I. Design Objectives of the Redevelopment Plan for Orange Street:

- Create an overall development project rather than a series of loosely related ad hoc developments;
- Create an attractive commercial/office Corridor on the West Side of Downtown Richland Center-emphasizing basic office and hospitality services; (Hospitality will create major benefit to downtown)
- Provide a strong visual link to the downtown via Court Street;
- Create opportunities for high density, upscale housing oriented to Pine Creek Corridor;
- Emphaze opportunities for new employment;
- Devise an attractive streetscape plan and Provide stronger visual and pedestrian connections to Pine Creek Corridor;
- Tie Orange Street to Ocooch Mountain Tourism Concept and Railroad Station to enhance toursim;
- Create a construction trade center on south side of Orange from 2nd to 6th Street;
- Create a housing conservation/ Reh. housing area on Congress from 2nd to 6th,

II. Strategies for Promoting Development;

- Check potential for expanding zone up Court;
- Utilitize TIF financing and coordinated private investment to plan to help assemble property-develop block by block in stages;
- Use emerging developments (jobs and assessed valuation) and TIF financing to leverage State and Federal Funding for infrastructure;
- Establish strong design standards for the project (consider design committee);

III. Development Concept

- ✓ Capture Value For The Development Process
- ✓ The Overall Quality Will Be Determine by Attention to Detail
- ✓ Make no Small Plans for The Will Not Attract Development
- ✓ Make Plans Which Will Enhance Existing Trends
- ✓ Use incentives to encourage the desired developments

IV. Definitions of Development Areas

- ✓ **Greenway**-The existing greenway/open space system on Pine Creek;
- ✓ **Conservation Area**-Housing area which encourages conservation and rehabilitation of existing homes without demolition;
- ✓ **Construction Business Area**- Area devoted to encourage construction related business while enhancing the quality of area through treescaping, parking lot improvements and better building designs;
- ✓ **Redevelopment Area**-Area which focus on redevelopment creating Hospitality and highway services on Orange Street, Offices, and High Density Housing on Congress;
- ✓ **Downtown Expansion**-Area encouraging commercial development to tie area to Orange street corridor while allowing for downtown expansion;.

- Consider closing some streets to improve circulation and increase development space;
- Have a plan to positive market the desired development patterns using land write downs, RLF funding and tax incentives to attract designed groups;
- Consider establishing an ongoing Design Standards Committee and overlay zone;
- Considered moving housing and development of low cost housing subdivision to located moved housing –partnered with NHS;

The map shows a grid of streets in downtown Pinellas County, Florida. The streets are labeled as follows:

- Vertical Streets (from left to right):** Bancroft, Miner Ct, West Grove Street, Haseltine Street, Kinder Street, Burton.
- Horizontal Streets (from top to bottom):** Seventh Street, Sixth Street, Fifth Street, Fourth Street, Third Street, Second, First Street, Union Street, Mill Street, Court Street.
- Other Streets:** Congress Street, Orange Street, Jefferson Street, Main Street, Central Ave, Church St.

Key features and landmarks include:

- Dike:** A line running diagonally from the top left towards the bottom right.
- Center Creek:** A winding line running along the left side of the map.
- Pin:** A label at the bottom of the map.
- Numbered Locations:** 14 locations are marked with small squares and numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.
- Item 1:** A label in the top right corner, enclosed in a box.
- Page Number:** 65, located in the bottom right corner.

Greenway Area
Conservation Area
Construction Bus.
Redevelopment
Downtown Expansion



65

A. PRESIDING OFFICERS. The presiding officer of the Authority shall be designated as chairperson and shall be elected annually at the meeting of the Authority in May of each and every year. To act in the absence of the chairperson, the Authority shall also elect a vice-chairperson at the annual meeting in May. The presiding officer shall preside at all meetings of the Authority and shall have the right to vote and make motions; shall rule on matters of procedure, subject to appeal from such rulings by proper motion; shall conduct the meetings in accordance with the rules; shall have such powers and duties as may be necessary for conduct of orderly meetings; and such other powers and duties as herein assigned to him/her, or as may be assigned to him/her.

A. PRESIDING OFFICERS. The presiding officer of the Authority shall be designated as chairperson and shall be elected annually at the meeting of the Authority in May of each and every year. To act in the absence of the chairperson, the Authority shall also elect a vice-chairperson at the annual meeting in May. The presiding officer shall preside at all meetings of the Authority and shall have the right to vote and make motions; shall rule on matters of procedure, subject to appeal from such rulings by proper motion; shall conduct the meetings in accordance with the rules; shall have such powers and duties as may be necessary for conduct of orderly meetings; and such other powers and duties as herein assigned to him/her, or as may be assigned to him/her.

B. TREASURER. The Authority shall annually elect a treasurer from among its members. The treasurer of the Authority shall handle and keep a record of financial dealings of the Authority. The Treasurer of the City shall serve as Co-Treasurer of the Authority.

C. EXECUTIVE DIRECTOR/SECRETARY. The Authority may appoint or employ an Executive Director, who shall perform such duties, powers and responsibilities as set forth herein and as may be from time to time delegated by the authority. The Executive director shall also act as the Secretary of the Authority and shall perform all duties requested by the Authority. These duties include handling all correspondence and clerical work of the Authority; to keep accurate notes of all matters coming before the Authority; to receive and file all communications, applications, request any and all documents directed to the Authority; to publish or mail, as the case may be, all notices and advertisements required by law or as directed by the Authority; to prepare and mail to each member of the Authority not later than the Friday prior to the meeting, a summary statement of the nature of each item on such agenda and a copy of the minutes of the last meeting. The secretary may utilize such members of the City Staff (engineer, public works director, etc.) as may be made available by the Common Council to accomplish his/her tasks.

REDEVELOPMENT AUTHORITY										
DATE	DESCRIPTION	DEBITS	CREDITS	INTEREST	BALANCE		Bank Balance	O/s Deposits	O/s Checks	Balance
01/01/24	Beginning Balance				\$ 69,727.11	12/31/2023	69,727.11	-	-	69,727.11
01/31/24	Interest			251.69	\$ 69,978.80	1/31/2024	69,978.80			69,978.80
02/29/24	Interest			236.30	\$ 70,215.10	2/28/2024	70,215.10	-	-	70,215.10
03/31/24	Interest			253.45	\$ 70,468.55	3/31/2024	70,468.55			70,468.55
04/30/24	Interest			246.15	\$ 70,714.70	4/30/2024	70,714.70			70,714.70
05/31/24	Interest			255.25	\$ 70,969.95	5/31/2024	70,969.95			70,969.95
06/30/24	Interest			247.91	\$ 71,217.86	6/30/2024	71,217.86			71,217.86
07/31/24	Interest			257.07	\$ 71,474.93	7/31/2024	71,474.93			71,474.93
08/31/24	Interest			257.99	\$ 71,732.92	8/31/2024	71,732.92			71,732.92
09/30/24	Interest			250.58	\$ 71,983.50	9/30/2024	71,983.50			71,983.50
10/31/24	Interest 4.18%			257.48	\$ 72,240.98	10/31/2024	72,240.98			72,240.98
11/30/24	Interest 3.94%			240.59	\$ 72,481.57	11/30/2024	72,481.57			72,481.57
12/31/24	Interest 3.78%			237.15	\$ 72,718.72	12/31/2024	72,718.72			72,718.72
01/31/25	Interest 3.69%			230.41	\$ 72,949.13	1/31/2025	72,949.13			72,949.13
02/28/25	Interest 3.51%			201.46	\$ 73,150.59	2/28/2025	73,150.59			73,150.59
03/31/25	Interest 3.52%			218.41	\$ 73,369.00	3/31/2025	73,369.00			73,369.00
04/30/25	Interest 3.51%			211.94	\$ 73,580.94	4/30/2025	73,580.94			73,580.94
05/31/25	Interest 3.51%			219.35	\$ 73,800.29	5/31/2025	73,800.29			73,800.29
06/30/25	Interest 3.48%			211.94	\$ 74,012.23	6/30/2025	74,012.23			74,012.23
07/31/25	Interest 2.96%			218.75	\$ 74,230.98	7/31/2025	74,230.98			74,230.98
08/31/25	Interest 2.96%			219.40	\$ 74,450.38	8/31/2025	74,450.38			74,450.38
09/30/25	Interst 2.86%			212.95	\$ 74,663.33	9/30/2025	74,663.33			74,663.33
10/31/25	Interest			220.68	\$ 74,884.01	10/31/2025	74,884.01			74,884.01
11/30/25	Interest 3.37%			210.58	\$ 75,094.59	11/30/2025	75,094.59			75,094.59
12/31/25	Interest 3.21%			209.33	\$ 75,303.92	12/31/2025	75,303.92			75,303.92

New Tech Golf Carts Proposed Site Plan for 2026

The purpose of this document is to share an approximate layout of New Tech Golf Cart's plans for the proposed new sales location at 325 N Orange St in Richland Center. Please note that the site plan shown is not to scale. Actual dimensions are listed below for reference, and photos of the proposed buildings are attached to this document.


KEY:

 Proposed Privacy Fence Placement

 Cart Storage Building (16' x 52')

 Separate Show Rooms (10' x 30')

 Office Building (10' x 20')

 "New Tech" Monument Style Sign



Office Building
10' x 20'



Show Rooms x 2

10' x 30'

Cart Storage Building 16' x 52'

Item 6.



Proposal Evaluation Checklist for the Purchase or Lease of RDA-Owned Property

INITIAL REVIEW

Statutory & Legal Authority

- ☐ Confirm proposal falls within RDA's statutory authority (*Wisconsin Statutes Ch. 66*)
- ☐ Verify RDA has clear title to the property
- ☐ Review RDA's enabling resolution for any specific limitations or requirements (*Res 1998-19*)
- ☐ Check for any deed restrictions or encumbrances on the property

Redevelopment Plan Compliance

- ☐ Verify property is included in an approved redevelopment plan (created in 2003)
- ☐ Confirm proposed use aligns with redevelopment plan objectives
- ☐ Document how proposal advances specific plan goals
- ☐ Check zoning compatibility with proposed use

PROPOSAL ANALYSIS

Public Interest Assessment

- ☐ Evaluate how proposal eliminates blight
- ☐ Assess job creation potential (number and type of jobs)
- ☐ Calculate projected tax base impact
- ☐ Identify community services or amenities provided
- ☐ Determine overall public benefit vs. private gain

Financial Evaluation

- ☐ Obtain current property appraisal or fair market value assessment
- ☐ Review purchase/lease price offered or determine price
- ☐ Document justification if below-market consideration
- ☐ Analyze fiscal impact on city (tax increment, services, infrastructure)
- ☐ Review developer's financial capacity and track record
- ☐ Examine proposed financing structure

Development Proposal Details

- ☐ Review site plans and architectural drawings
- ☐ Verify environmental assessments completed
- ☐ Check development timeline and milestones
- ☐ Assess infrastructure needs (utilities, roads, etc.)
- ☐ Evaluate parking and traffic impacts

COMPETITIVE PROCESS

Multiple Proposals

- ☐ Determine if formal RFP process is required or advisable
- ☐ Document why this proposal was selected (if multiple received)
- ☐ Ensure fair and transparent evaluation process
- ☐ Compare proposals using consistent criteria

PROFESSIONAL REVIEW

Legal Review

- ☐ Submit proposal to RDA legal counsel
- ☐ Direct legal counsel to draft any necessary documents
- ☐ Review draft purchase agreement or lease terms
- ☐ Ensure compliance with open meetings laws
- ☐ Verify all required approvals are identified

Technical Review

- ☐ Obtain city planning staff review and recommendation
 - Director of Public Works – streets, sidewalks, driveways, stormwater
 - Utility Manager – water, sewer, electric infrastructure
 - Zoning Administrator – land use, building height, land division, setbacks, floodplain
 - Building Inspector – new construction, additions, remodels for residential & commercial buildings
- ☐ Review by financial advisor (if applicable)
- ☐ Environmental consultant review (if needed)

PUBLIC PROCESS

Public Notice & Transparency

- ☐ Work with the City Clerk or designee to post required public notices
 - The **RDA Chair** or designee shall **communicate agenda data** (meeting dates, times, and items) to the City Clerk in a timely manner to ensure proper legal notice of meetings. The **Clerk will post agendas** at the Municipal Building, on the city's website, and distribute them to the media.
 - The **RDA Secretary** shall **record meeting minutes and promptly submit minutes** to the City Clerk. The Clerk will be the custodian of meeting minutes records.
- ☐ Notify adjacent property owners (if required)

Public Hearing

- ☐ Schedule public hearing with adequate notice (RDA Chair or designee and City Clerk), if required
- ☐ Prepare presentation materials for public
- ☐ Document public comments received (RDA Secretary)
- ☐ Provide opportunity for questions and concerns during public hearing
- ☐ Consider public input in final decision

CONTRACT PROTECTIONS

Development Agreement Terms

- ☐ Include specific development milestones with deadlines
- ☐ Define required performance benchmarks
- ☐ Establish inspection and monitoring rights
- ☐ Include claw back or reverter provisions for non-performance
- ☐ Specify permitted uses and use restrictions
- ☐ Address assignment and transfer rights
- ☐ Define default remedies

Deed Restrictions (if sale)

- ☐ Draft appropriate deed covenants
- ☐ Include use restrictions as needed
- ☐ Add development timeline requirements
- ☐ Specify RDA's enforcement rights

Lease Terms (if lease)

- ☐ Define lease term and renewal options
- ☐ Set rent amount and escalation provisions
- ☐ Specify maintenance responsibilities
- ☐ Include development completion requirements
- ☐ Address default and termination conditions

BOARD ACTION

RDA Board Process

- ☐ Distribute proposal materials to all board members
- ☐ Schedule adequate time for board review and discussion
- ☐ Present staff and consultant recommendations
- ☐ Allow board member questions and deliberation

- ☐ Obtain formal board vote on proposal
- ☐ Document decision and rationale in minutes

APPROVALS & COORDINATION

External Approvals

- ☐ Determine if Common Council approval required

B. COMMON COUNCIL APPROVAL Specific action taken related to the following powers shall be subject to review and approval by the Common Council:

1. Acquisition of land
2. Issuance of debt
3. Hiring of staff
4. Expenditure of funds in excess of \$10,000
5. Amendments, deletions or additions to these by-laws
6. Budget

- ☐ Identify any other approvals that may be needed
- ☐ Check for state or federal approvals (if applicable)
- ☐ Coordinate with Plan Commission on any applicable matters

CLOSING PROCESS

Final Documentation

- ☐ Execute approved purchase agreement or lease
- ☐ Record deed or lease with Register of Deeds
- ☐ Establish monitoring/compliance tracking system
- ☐ Schedule follow-up review dates

Post-Closing

- ☐ Monitor development progress against milestones
- ☐ Maintain communication with developer
- ☐ Report progress to RDA and Common Council
- ☐ Enforce agreement terms as needed