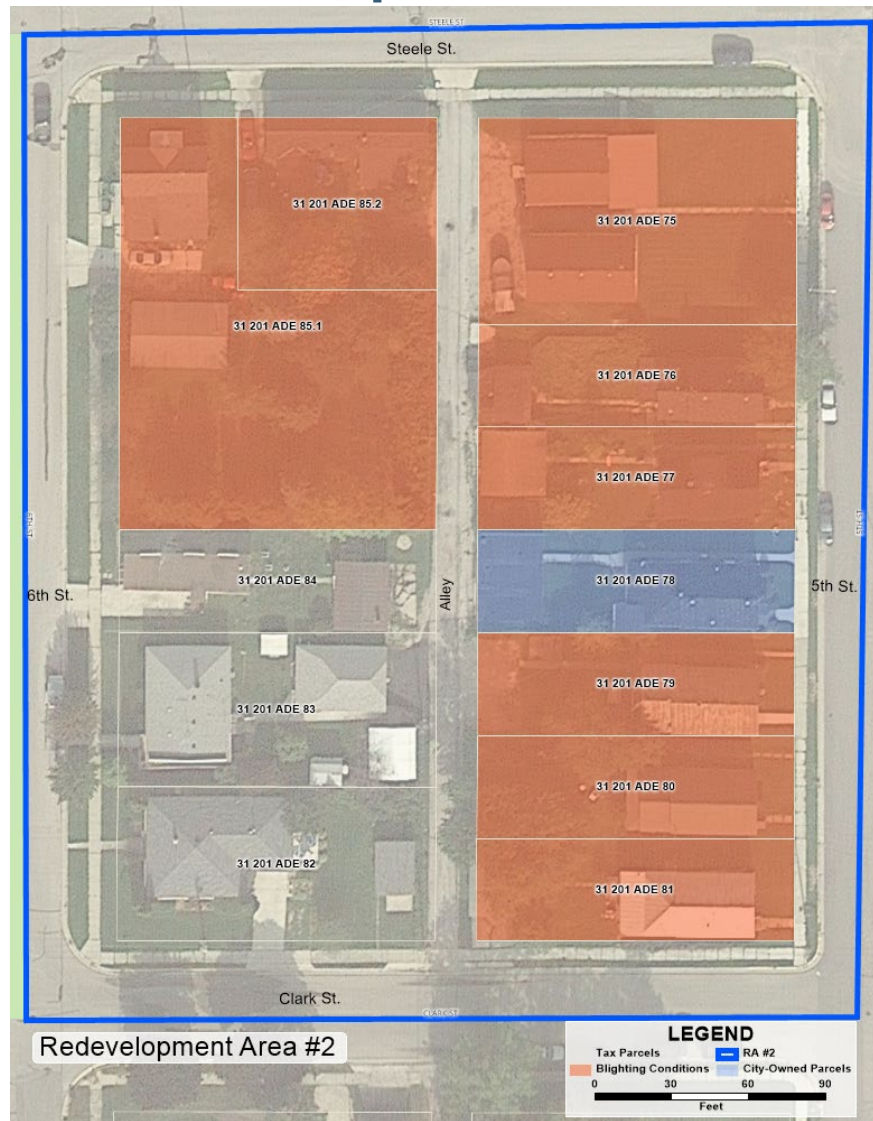




# Redevelopment Plan Redevelopment Area #2



06/16/2020

Adopted by the Algoma City Council

Redevelopment Area #2 is being established to support the elimination of blighting conditions and encourage public and private-sector investment for new housing in the heart of Algoma.

## ACKNOWLEDGEMENTS

<b>Algoma Redevelopment Authority</b>	<b>Algoma Common Council</b>	<b>City Staff</b>
Marty Olejniczak, Chair; Term: 4-2024	Wayne R. Schmidt, Mayor	Jared Heyn, City Administrator
Bill Vinness, Term: 4-2023	Kevin Schmidt, 1 <sup>st</sup> Aldermanic District	Amber Shallow, Treasurer
Jake Blazkovec, Term: 4-2022	Scott Meverden, 2 <sup>nd</sup> Aldermanic District	Jamie Jackson, Clerk
Brenda Stoller, Term: 4-2021	Jacque Wiese, 2 <sup>nd</sup> Aldermanic District	<b>Consultant</b>
John Cross, Term: 4-2021	Casey Buhr, 3 <sup>rd</sup> Aldermanic District	Gary Becker GWB Professional Services 5813 Piping Rock Rd. Madison, WI 53711
Scott Meverden, Council Member Term: 4-2020	Mitch Groessler, 3 <sup>rd</sup> Aldermanic District	(608)444-0836
Wayne R. Schmidt, Mayor Term: 4-2020	Jake Maring, 4 <sup>th</sup> Aldermanic District	gwb@garywbecker.com
	Lee Dachelet, 4 <sup>th</sup> Aldermanic District	
	John Pabich, 1 <sup>st</sup> Aldermanic District	

CITY OF ALGOMA  
COUNTY OF KEWAUNEE  
STATE OF WISCONSIN

COMMON COUNCIL  
RESOLUTION No. 1026 – 2020

A RESOLUTION APPROVING A REDEVELOPMENT PLAN FOR REDEVELOPMENT  
AREA NO. 2, BLOCK 10 A.D. EVELANDS ADDITION

**WHEREAS,** the Redevelopment Authority of the City of Algoma (RDA) has designated the boundary of Redevelopment Project Area No. 2 (RA #2), reviewed the plan for the same area and conducted a public hearing after proper notification to the public and property owners; and


**WHEREAS,** the RDA has found the plan for RA #2 to be feasible, in conformance with the Comprehensive Plan of the City of Algoma and meets the standards for a redevelopment plan as described in Wis. Stats. 66.1333(6); and

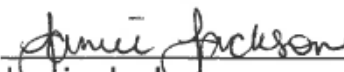
**WHEREAS,** the RDA duly noticed the public and affected property owners of a public hearing and conducted said public hearing at 6:00 p.m. on Tuesday, June 9, 2020. Following the hearing the RDA adopted a resolution approving the Redevelopment Plan and recommended the City Council act to adopt this as the official plan of redevelopment for Redevelopment Project Area No. 2;

**NOW, THEREFORE, BE IT RESOLVED,** that the Common Council of the City of Algoma, duly assembled this 16<sup>th</sup> day of June, 2020, hereby approves the redevelopment plan for Redevelopment Project Area No. 2 under 66.1333(6)(e).

ADOPTED BY THE COMMON COUNCIL AT A SPECIAL MEETING THEREOF ON THE 16<sup>TH</sup> DAY OF JUNE, 2020, BY A VOTE OF 8 FOR AND 0 OPPOSED.

Approved:

  
Wayne R. Schmidt,  
Mayor of the City of Algoma

Attest:   
Jamie Jackson,  
Clerk of the City of Algoma

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# Redevelopment Project Plan

## INTRODUCTION

The City of Algoma has many under-utilized parcels within its jurisdiction. It is in the City's interest to see each parcel utilized to its fullest potential. This not only maximizes property tax revenue to the City and its overlying taxing jurisdictions; it also helps the local economy operate most effectively, helps to keep property tax rates under control and helps keep housing affordable.

This document outlines a plan of redevelopment for a blighted block in downtown Algoma. If

successful, implementation of this plan will bring improved housing opportunities, more residents to patronize downtown businesses and increased tax base.

This plan was prepared by the Redevelopment Authority of the City of Algoma (RDA) at the request of the Algoma City Council. The City Council passed a resolution declaring Block 10 to be a blighted area and asked the RDA to prepare a plan of redevelopment to eliminate blighting conditions and improve the housing stock of the area.

The City has a unique opportunity to secure grant funding to pay most of the costs of acquiring property, demolishing blighted structures, and improving public facilities.

This is the second redevelopment area established in the City of Algoma. The first redevelopment area (shown in blue on the map to the left) was established in 2018 along the lakeshore on the south end of the City to promote redevelopment of an area around the former City landfill.

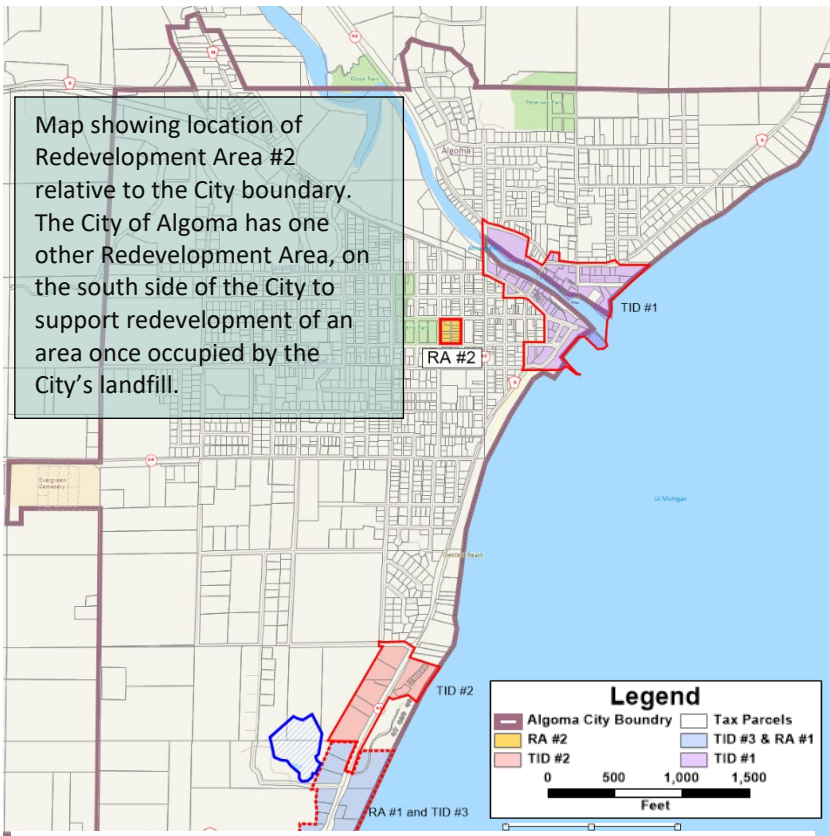


FIGURE 1: OVERVIEW MAP OF ALGOMA SHOWING LOCATIONS OF CITY TIDS.

# BOUNDARY MAP AND AERIAL PHOTO, REDEVELOPMENT AREA #2



## Boundary Description

### City of Algoma

#### Redevelopment Area #2 Boundary Description

BEGINNING SW CORNER BLOCK 10 A.D. EVELANDS ADDITION, COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF CLARK STREET AND 6<sup>TH</sup> STREET, THENCE NORTHLY 384 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTERLINES OF 6<sup>TH</sup> STREET AND STEELE STREET AT THE NORTHWEST CORNER OF BLOCK 10 A.D. EVELANDS ADDITION. THENCE EASTERLY 330 FEET, MORE OR LESS TO THE INTERSECTION OF THE CENTERLINES OF STEELE STREET AND 5<sup>TH</sup> STREET AT THE NORTHEAST CORNER OF BLOCK 10 A.D. EVELANDS ADDITION. THENCE SOUTHERLY 387 FEET, MORE OR LESS TO THE INTERSECTION OF THE CENTERLINES OF 5<sup>TH</sup> STREET AND CLARK STREET AT THE SOUTHEAST CORNER OF BLOCK 10 A.D. EVELANDS ADDITION. THENCE WESTERLY 324 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER A.D. EVELANDS ADDITION AND THE POINT OF BEGINNING.

The described area encompasses 2.89 acres, more or less.

All distances are per documents of record.

EXCLUDING all wetlands from the above described lands.

## Parcels Included in RA #2

Table #1: Parcels in Redevelopment Area #2:

Parcel No.	Owner Last Name	Owner First Name	PROP_ADD	Assessed Value	Land Value	Improvement Value	Blight	Area - Acres	# Units	Est. # Residents
31 201 ADE 85.1	ROBINSON	J.ROGER JUDY M. & JOH	520 STEELE S	\$50,200	\$7,800	\$42,400	Y	0.33	2	3
31 201 ADE 85.2	CHIC	DONALD J.	516 STEELE S	\$21,800	\$5,800	\$16,000	Y	0.12	2	3
31 201 ADE 75	NEW FAMILY HORIZONS CORP		504 STEELE S	\$77,400	\$11,600	\$65,800	Y	0.23	2	4
31 201 ADE 76	WALTER	GERALD L. & GAIL A.	513 FIFTH ST	\$39,500	\$5,800	\$33,700	Y	0.11	1	2.2
31 201 ADE 77	DUERST	TIMOTHY & BRENDA	515 FIFTH ST	\$42,900	\$5,800	\$37,100	Y	0.11	1	2.2
31 201 ADE 78	CITY OF ALGOMA		521 FIFTH ST	\$0	\$0	\$0	N	0.11	1	2.2
31 201 ADE 79	GRAF	GUS	525 FIFTH ST	\$47,200	\$5,800	\$41,400	Y	0.11	2	4.4
31 201 ADE 80	BRADLEY	KEVIN PAUL	527 FIFTH ST	\$12,800	\$5,800	\$7,000	Y	0.11	0	0
31 201 ADE 81	DUERST	TIMOTHY H. & BRENDA	533 FIFTH ST	\$57,500	\$5,800	\$51,700	Y	0.11	1	2.2
31 201 ADE 82	WACHSMUTH	LEE A. & KRISTIN E.	528 SIXTH ST	\$55,300	\$7,000	\$48,300	N	0.17	1	2.2
31 201 ADE 83	ENTRINGER	LEE A. & BONNIE L.	522 SIXTH ST	\$56,300	\$7,000	\$49,300	N	0.17	1	2.2
31 201 ADE 84	HENDRIES	WILLIAM H. & CYNTHIA L.	516 SIXTH ST	\$23,900	\$4,700	\$19,200	N	0.11	1	2.2
	Alley	Alley		\$0	\$0	\$0		0.12	0	0
<b>TOTAL</b>				<b>\$484,800</b>	<b>\$72,900</b>	<b>\$411,900</b>		<b>1.94</b>	<b>15</b>	<b>30</b>

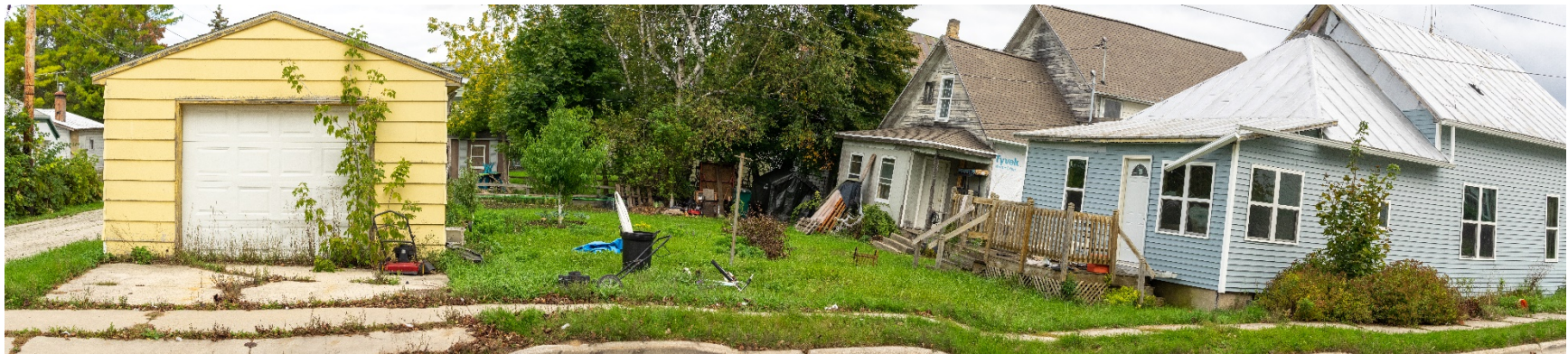


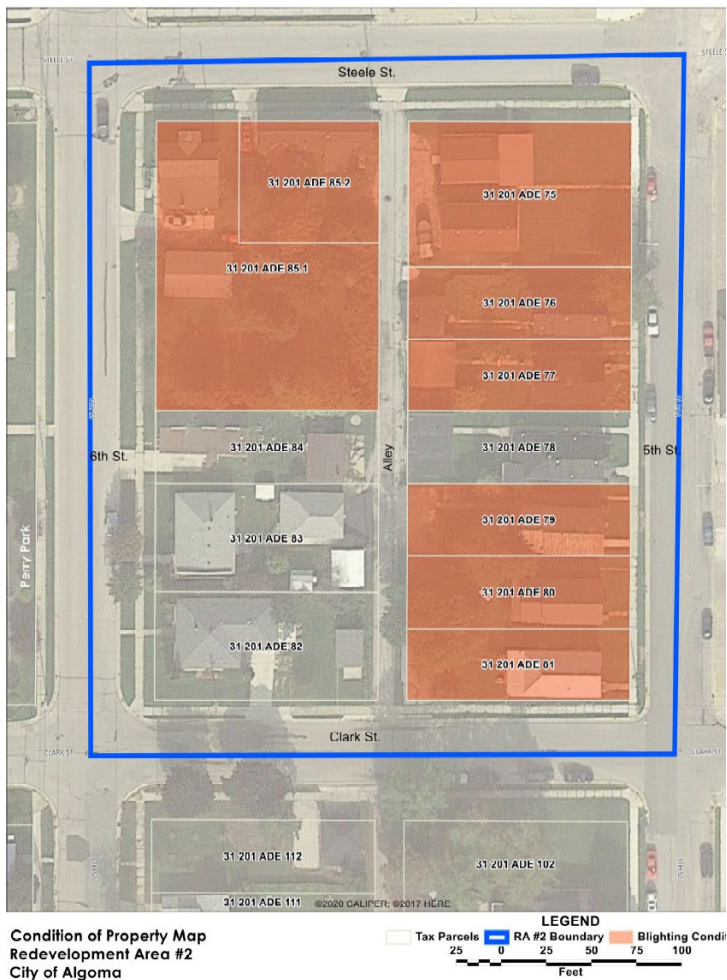
FIGURE 2: IMAGE OF THE SE CORNER OF BLOCK 10 FACING CLARK ST.



## Existing Conditions

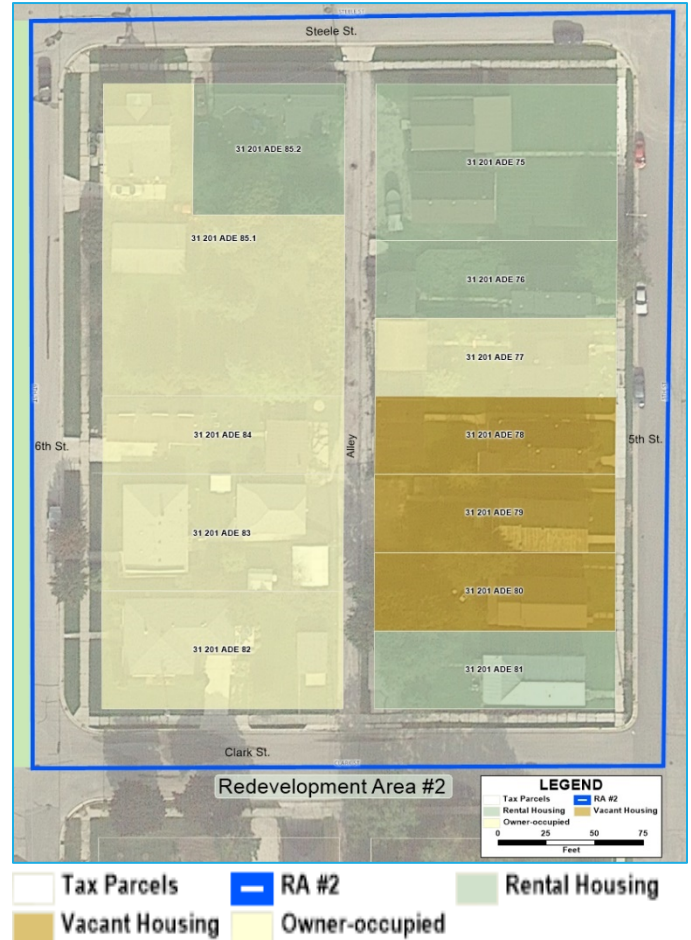
### Context

RA #2 is a single block in the center of the City of Algoma, Kewaunee County, Wisconsin. Directly east of the block is the City's only full-service grocery store and the primary commercial district of the City. Directly west of the block is Perry Park, one of the larger parks in the City. North and south of the block are areas of primarily single-family housing. One block to the south is the heart of civic life - the library, City Hall, police station and the City's elementary school.



**FIGURE 5: MAP SHOWING PARCELS FOUND TO MEET DEFINITIONS OF BLIGHT.**

The block comprising RA #2 is developed as primarily single-family housing with a few two-



**FIGURE 4: OCCUPANCY STATUS OF HOUSING IN RA #2.**

units. The homes are a mix of owner-occupied, rental housing and vacant homes.

Many of the houses on the block show significant deterioration due to lack of maintenance and upkeep, to the point of blight. A report documenting conditions contributing to blight is in the appendix. The Algoma City Council passed a resolution declaring the area encompassed by RA #2 as a blighted area under Wisconsin's Blight Elimination Law Wis. Stats. 66.1333.

### Public Improvements

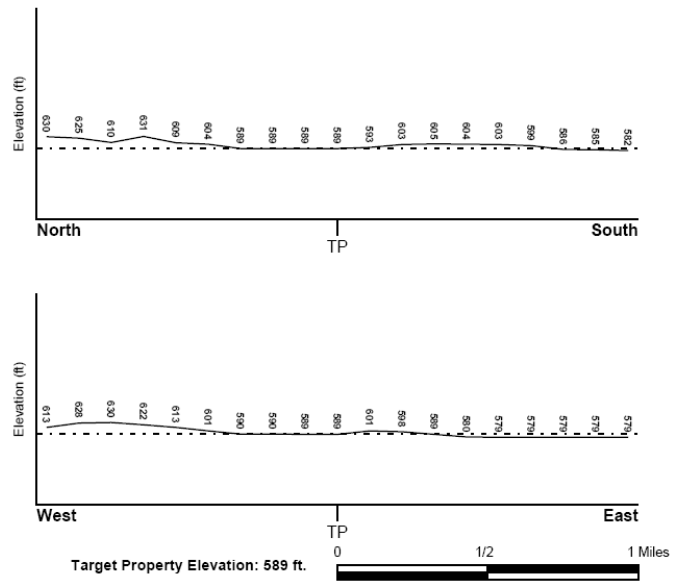
The area is served on all sides by well-maintained City streets (33'). Sidewalks serve all sides of the block but are in poor condition, as are the terraces which need additional street trees. An alley (15')

splits the block north to south which is also in poor condition. The block is served by City water, electric, storm and sanitary sewer. Improvements and upgrades to public infrastructure will be needed in conjunction with redevelopment projects. Telecommunications and natural gas services are provided by private utilities.

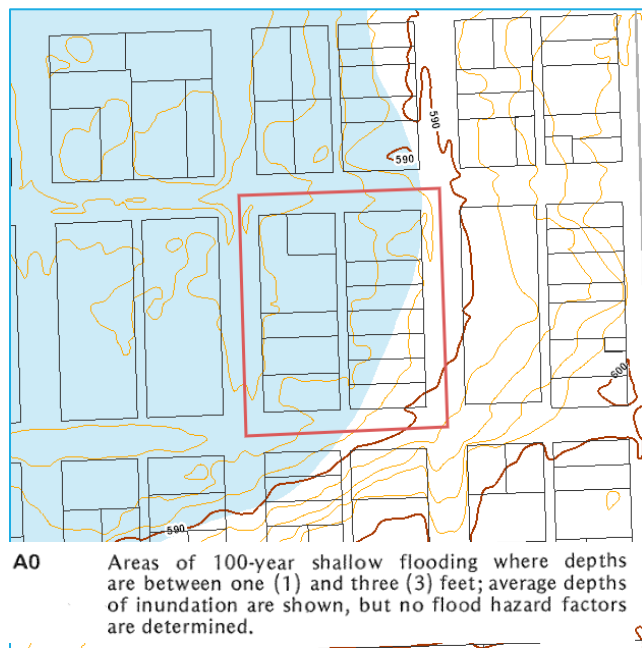
**Site Conditions**

The site is flat with a slope trending from the high corner on the southeast at 590' to the low northwest corner at 584' for a 6' difference in elevation across the site.

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



**FIGURE 7: ELEVATION PROFILES IN A 1-MILE RADIUS NORTH TO SOUTH AND EAST TO WEST FROM BLOCK 10 (TP OR TARGET PROPERTY).**



**A0** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.

**FIGURE 6: FLOOD ZONE A0 COVERS MOST OF RA #2 AND WILL LIKELY REQUIRE MITIGATION AS PART OF ANY REDEVELOPMENT. SOURCE: KEWAUNEE COUNTY GIS; FEMA FLOOD HAZARD MAP.**

Most of the block is in FEMA flood zone A0, which means it will likely flood during a 100-year storm event. This raises two issues – is the FEMA Flood Hazard Map accurate for today’s climate and what impact does this have on redevelopment. Under existing regulations, property owners may be permitted to develop on property in the flood zone as long as the buildings are at least 2’ above the base flood elevation. The base flood elevation is 587’, so most of the site is 3’ or less below this level. Adding 2’ means a building will have to be a maximum of 5’ above current grade at the northwest corner of the block. This much fill or otherwise adding 5’ to the height of a building should not present a significant obstacle to redevelopment, but further engineering and regulatory analysis will need to be conducted to determine the best approach to mitigating flood hazards in this block.

Soils are classified by the United States Department of Agriculture as Udorthents formed on less than 6% slopes (UoB). Udorthents are soils that have been altered by excavating, filling, or leveling. Because of this, it is not possible to determine the suitability for development, infiltration, or depth to groundwater without on-site analysis. A soils study

should be conducted as part of the site engineering for any redevelopment project.

Historical land uses from the time of first development are often difficult to discern. Sanborn Maps are one of our best sources for documenting land uses in the period from the late 1800's to the mid-1900's. These are detailed property maps used to rate fire insurance risk. They usually only covered the most densely developed areas of communities and focused on areas of commercial and industrial activities.

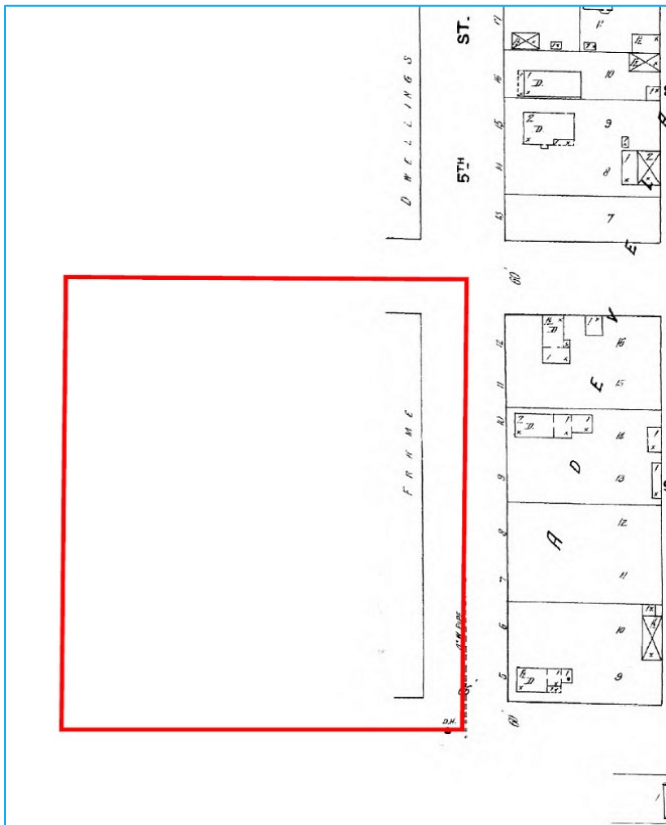


FIGURE 8: 1909 SANBORN MAP WITH RA #2 SHOWN IN RED.

The Sanborn Maps that cover Algoma show most of the downtown area, however, Block 10 does not show up on the maps until 1909 when the east edge of the block is indicated as frame buildings. The 1909 map also indicates a 4" water pipe in 5<sup>th</sup> Street at Clark Street. In 1923 a row of residential dwellings is indicated along 5<sup>th</sup> Street, ranging in height from 1 to 2 stories and a mix of brick

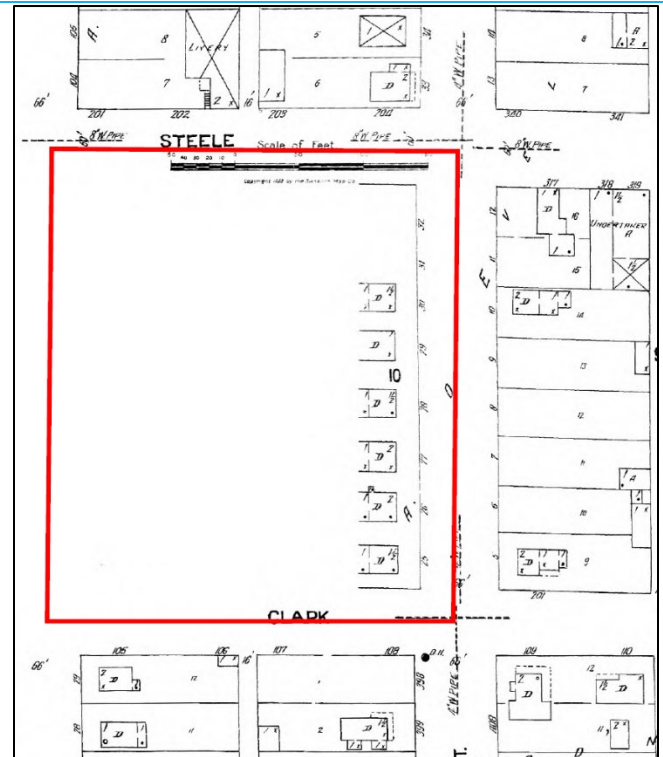


FIGURE 9: 1923 SANBORN MAP. RA #2 SHOWN IN RED.

(indicated by a dot) and frame buildings (indicated by an x).

1923 also saw an 8" water pipe along Steele St. as well as the extension of the 4" water pipe along 5<sup>th</sup> St. The most recent Sanborn Map available is from 1942 and shows the same information as the 1923 map. All Sanborn Maps are included in the appendix.

The earliest aerial imagery of Block 10 is from 1938. It appears there were two large structures on the block along 6<sup>th</sup> Street. There is nothing to indicate the uses of these structures. The homes that were indicated on the Sanborn Map can be seen in this aerial image with garages along the alley.

FIGURE 11: 1954 AERIAL IMAGE OF BLOCK 10.

The next aerial image with enough resolution to determine structures is from 1954. This still shows



what appears to be a large structure on the southwest corner of the block, but the large “L” shaped building that was to the north of it in 1938 now appears to be gone.



FIGURE 10: 1938 AERIAL IMAGE OF BLOCK 10.

By 1969 (Figure 12) we can see that the large structure on the southwest corner is now gone, replaced by three of the homes presently there.

FIGURE 12: 1969 AERIAL IMAGE OF BLOCK 10.

A report of documented environmental conditions was run for the vicinity of Block 10. The only documented environmental condition on Block 10 that appeared in the report was for an underground storage tank on the property at the southwest corner of the block – 528 6<sup>th</sup> St. This was a 150-gallon tank used to store leaded gasoline. The tank was removed and the DNR’s record on the property was closed in 1997.

In addition to that single property in Block 10, there are 28 other documented underground storage tanks within  $\frac{1}{4}$  mile of Block 10. In addition, there have been a number of gasoline spills at the former gas station at 402 Steele St. just 230’ from Block 10. One spill in 1991 involved a significant overflow while filling an underground storage tank that resulted in gasoline flowing into the street and extending a block away. Block 10 is directly downhill from this site, but it appears that the spill was contained to the street and storm sewer.

Although there does not appear to be documented environmental conditions present on the site that would deter redevelopment activities, a Phase I Environmental Assessment should be conducted prior to acquisition of the property. Given the number of environmental conditions in the vicinity of Block 10, It is possible that a Phase II Environmental Assessment will also be needed.

**Summary**

Although there are several site conditions that need attention as redevelopment of this block is

implemented, none of them appear to be significant enough to prevent redevelopment from occurring. The site issues needing attention are:

- Mitigate property in the flood zone;
- Improve public infrastructure – notably sidewalks, terraces, trees, the alley, and water, electric, storm and sanitary sewer;
- Acquisition and relocation issues – understand process and impact to displaced persons;
- Environmental issues – confirm with Phase II.

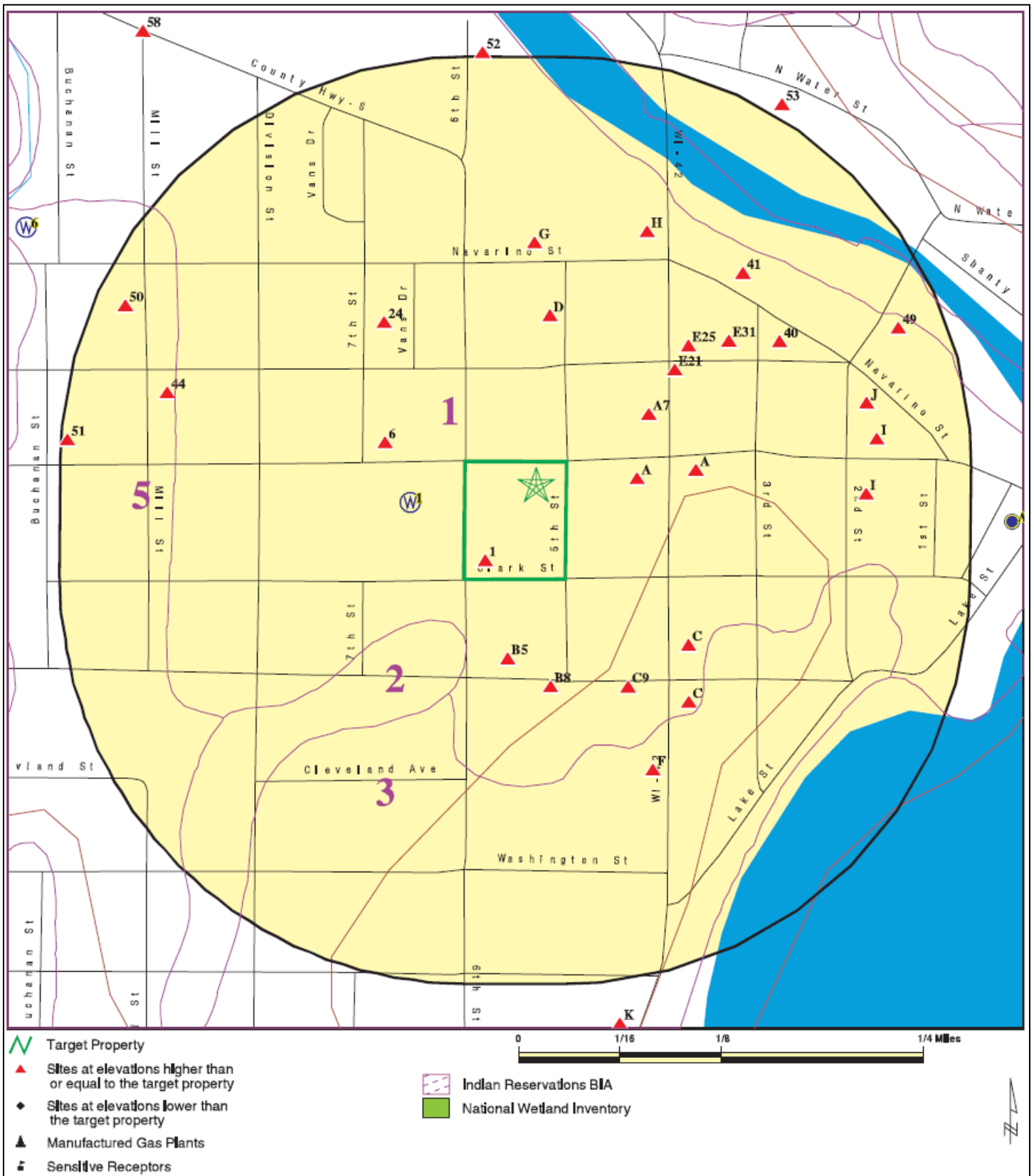


FIGURE 13: DOCUMENTED ENVIRONMENTAL CONDITIONS IN VICINITY OF BLOCK 10.

MAPPED SITES SUMMARY
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Target Property Address:  
 STEELE STREET/FIFTH STREET  
 ALGOMA, WI 54201

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">1</a>	MARILYN SCHNEIDER	528 6TH ST	WI UST	Higher	1 ft.
<a href="#">A2</a>	NORB VANDERTIC PROPE	402 STEELE ST	WI SHWIMS, WI SPILLS, RCRA NonGen / NLR, ECHO, WI...	Higher	230, 0.044, East
<a href="#">A3</a>	VANDERTIES OIL CO	402 STEELE ST	EDR Hist Auto	Higher	230, 0.044, East
<a href="#">A4</a>	VANDERTIES OIL CO	402 STEELE ST	WI UST	Higher	230, 0.044, East
<a href="#">B5</a>	ALLAN S REINHART	515 FREMONT ST	WI UST	Higher	257, 0.049, South
<a href="#">6</a>	PAUL BERANEK	623 STEELE	WI UST	Higher	268, 0.051, WNW
<a href="#">A7</a>	SAND M CORP	413 4TH ST	WI UST	Higher	311, 0.059, ENE
<a href="#">B8</a>	ALGOMA ELEMENTARY SC	514 FREMONT ST	RCRA-VSQG, WI SHWIMS, FINDS, ECHO, WI ASBESTOS	Higher	348, 0.066, South
<a href="#">C9</a>	OFFICE OF EMERGENCY	416 FREMONT ST	WI UST	Higher	406, 0.077, SSE
<a href="#">A10</a>	WIESE CLOTHING LTD	322 STEELE ST	WI SHWIMS	Higher	422, 0.080, East
<a href="#">A11</a>	THOMAS LAKESHORE ENT	322 STEELE ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	422, 0.080, East
<a href="#">C12</a>	ROPSON MOTORS	624 4TH ST	WI UST	Higher	442, 0.084, SE
<a href="#">C13</a>	ALGOMA BP	616 4TH ST	WI UST	Higher	456, 0.086, SE
<a href="#">C14</a>	WIEGAND AMOCO	616 4TH ST	WI UST, WI Financial Assurance	Higher	456, 0.086, SE
<a href="#">C15</a>	WIEGAND OIL CO INC	616 FOURTH ST	RCRA NonGen / NLR	Higher	456, 0.086, SE
<a href="#">C16</a>	WIEGAND OIL COMPANY	616 4TH ST	EDR Hist Auto	Higher	456, 0.086, SE
<a href="#">C17</a>	WIEGAND OIL CO INC	616 4TH ST	WI SHWIMS, WI LUST, WI SPILLS	Higher	456, 0.086, SE
<a href="#">D18</a>	AT&T WISCONSIN	317 5TH ST	WI AST	Higher	457, 0.087, North
<a href="#">D19</a>	AT AND T NETWORK SYS	317 FIFTH ST	RCRA NonGen / NLR	Higher	457, 0.087, North
<a href="#">D20</a>	AT&T NETWORK SYSTEMS	317 FIFTH ST	WI SHWIMS	Higher	457, 0.087, North
<a href="#">E21</a>	ST PAULS CHURCH	406 4TH ST	WI UST	Higher	464, 0.088, NE
<a href="#">D22</a>	AMERITECH	319 FIFTH ST	WI SHWIMS	Higher	477, 0.090, North
<a href="#">D23</a>	WIS BELL INC ALGOMA	319 FIFTH ST	RCRA NonGen / NLR	Higher	477, 0.090, North
<a href="#">24</a>	DAVID HAFEMAN	314 7TH ST	WI UST	Higher	525, 0.099, NW
<a href="#">E25</a>	BRAUN IMP CO	324 4TH	WI UST	Higher	550, 0.104, NE
<a href="#">C26</a>	ROPSON MOTORS	702 4TH ST	WI SHWIMS, WI LUST, WI CRS, WI AUL, WI BRRTS	Higher	568, 0.108, SE
<a href="#">C27</a>	ROPSON MOTOR SALES I	702 4TH ST	WI UST	Higher	568, 0.108, SE
<a href="#">C28</a>	ROPSON MOTORS	702 FOURTH ST	RCRA NonGen / NLR	Higher	568, 0.108, SE
<a href="#">C29</a>	ROPSON MOTORS	702 4TH ST	WI UST	Higher	568, 0.108, SE
<a href="#">C30</a>	ROPSON MOTOR SALES I	702 FOURTH ST	EDR Hist Auto	Higher	568, 0.108, SE
<a href="#">E31</a>	BRAUN IMP CO	309 STATE ST	WI UST	Higher	661, 0.125, NE
<a href="#">F32</a>	ERIC W WIANS	803 4TH ST	WI UST	Higher	684, 0.130, SSE
<a href="#">F33</a>	RALPH ROPSON	721 4TH ST	WI UST	Higher	709, 0.134, SSE
<a href="#">G34</a>	CTI HOSPITALITY INC	507 NAVARINO ST	RCRA-VSQG	Higher	715, 0.135, North
<a href="#">G35</a>	CTI HOSPITALITY INC	507 NAVARINO ST	WI SHWIMS	Higher	715, 0.135, North
<a href="#">G36</a>	CTI HOSPITALITY INC	507 NAVARINO ST	FINDS, ECHO, WI ASBESTOS, WI MANIFEST, WI NPDES	Higher	715, 0.135, North
<a href="#">H37</a>	NORMAN PAUL	403 NAVARINO ST	WI UST	Higher	755, 0.143, NNE
<a href="#">H38</a>	BEARCATS FISH HOUSE	295 4TH ST	WI LUST	Higher	796, 0.151, NNE
<a href="#">H39</a>	H & R BLOCK TAX SERV	295 4TH ST	WI UST	Higher	796, 0.151, NNE

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	THOMAS CARL ADMIN TR	219 N STATE ST	WI UST	Higher	799, 0.151, ENE
41	CAPTAIN K'S LANDING	325 NAVARINO	WI UST	Higher	843, 0.160, NE
I42	M & I BANK PROPERTY	510 2ND ST	WI LUST	Higher	979, 0.185, East
I43	NORTH SHORE BANK	510 2ND ST	WI UST	Higher	979, 0.185, East
44	ALVIN PAPLHAM	406 MILL ST	WI UST	Higher	997, 0.189, WNW
J45	ALGOMA HARDWARE	410 2ND ST	WI UST	Higher	999, 0.189, ENE
J46	ALGOMA HARDWARE	410 2ND ST	WI LUST, WI CRS, WI AUL	Higher	999, 0.189, ENE
I47	ALGOMA CLEANERS	111 STEELE ST	WI UST	Higher	1015, 0.192, East
I48	ALGOMA CLEANERS	111 STEELE ST	WI ERP, WI BRRTS, WI DRYCLEANERS	Higher	1015, 0.192, East
49	WILDERNESS ADVENTURE	286 2ND ST	WI UST	Higher	1168, 0.221, ENE
50	WILLIAM E KOSTKE	311 MILL ST	WI UST	Higher	1220, 0.231, WNW
51	HAROLD PERLEWITZ	422 BUCHANAN ST	WI UST	Higher	1300, 0.246, West
52	DEPREYS DISPOSAL	188 SIXTH ST	WI SHWIMS	Higher	1335, 0.253, North
53	MONARCH WARE INC (FO	340 N WATER ST	WI ERP, WI SHWIMS, WI CRS, WI AUL, WI VCP, WI...	Higher	1362, 0.258, NNE
K54	GRAFS MOBIL SERVICE	1025 LAKE ST	WI LUST, WI CRS, WI AUL	Higher	1460, 0.277, South
K55	SEILER OIL CO INC	1005 LAKE ST	WI SHWIMS, WI LUST, WI UST, WI CRS, WI AUL, WI...	Higher	1467, 0.278, South
56	ALGOMA AUTO WORKS	100 N WATER ST	WI LUST, WI UST, WI CRS, WI AUL, WI WRRSER	Higher	1721, 0.326, ENE
57	CLARK OIL STATION #2	1101 LAKE ST	WI SHWIMS, WI LUST	Higher	1731, 0.328, South
58	SEILER OIL CO	PERRY AND MILL ST	WI SHWIMS, WI LAST, WI LUST, WI CRS, WI AUL	Higher	1755, 0.332, NW
59	MASONITE CORP	1001 PERRY ST	WI ERP, WI SHWIMS, WI LUST, WI CRS, WI AUL, WI...	Higher	2119, 0.401, NW
L60	ALGOMA MOTORS	1020 JEFFERSON ST	RCRA-VSQG, WI SHWIMS, WI LUST, FINDS, ECHO, WI...	Higher	2279, 0.432, SW
L61	WS PACKAGING GROUP I	1102 JEFFERSON ST	RCRA-SQG, WI SHWIMS, WI SPILLS, FINDS, ECHO, WI...	Higher	2385, 0.452, SW
62	OLSONITE CORP	1101 PERRY ST	WI ERP, WI WDS, WI SHWIMS, WI LUST, WI CRS, WI...	Higher	2457, 0.465, NW



## REDEVELOPMENT PLAN CREATION PROCESS

The Redevelopment Authority of the City of Algoma (Algoma RDA or RDA) in late 2019 expressed interest in addressing an area of housing in the downtown that is obviously deteriorating to the point of dilapidation. It is the mission of the RDA to identify, address and prevent blighting conditions within the City of Algoma. In September 2019, the RDA commissioned a study to determine whether conditions existed to declare the area a blighted area under Wis. Stats 66.1333, Wisconsin's Slum Clearance and Blight Elimination Law.

The study determined that the condition of enough properties within Block 10 of A.D. Evelands Addition met the criteria for declaring this block a blighted area. This report was adopted by the RDA and forwarded to the Algoma City Council with a resolution declaring Block 10, A.D. Evelands Addition to be a blight area in need of redevelopment. This resolution was approved by the City Council on January 6, 2020.

At their meeting on February 24, 2020 the RDA asked its planning consultant to prepare a plan of redevelopment to address the properties identified as blighted. At its March 23, 2020 meeting the RDA reviewed three potential redevelopment scenarios for the block that varied by building density. The RDA selected a hybrid of two of the scenarios and asked its consultant to prepare a redevelopment plan based upon that hybrid.

A draft redevelopment plan based upon the hybrid scenario was reviewed at the April 14, 2020 RDA meeting, including land use, zoning, and proposed improvements. The RDA asked the City to investigate the need for public infrastructure in this area to support a higher residential density and to

estimate the cost of any needed improvements. The RDA also discussed and agreed to a financing structure that would rely upon securing two Community Development Block Grants (CDBG) with Tax Incremental Financing (TIF) as a back-up or supplemental source, if needed. At this meeting they also decided to set the public hearing date for the redevelopment plan for June 9, 2020.

Notice of Public Hearing was published on May 22, 2020 and May 29, 2020 in the Green Bay Gazette and notices were mailed certified mail return receipt requested to property owners within Block 10 on May 19, 2020.

A public hearing was held on June 9, 2020. Due to a Covid-19 pandemic, the public hearing was held at City Hall where the RDA convened, as well as on-line through the meeting platform Zoom. Eight members of the public participated in the public hearing. Five property owners presented comments verbally. Two property owners submitted written letters to be entered into the public record. Minutes from the public hearing with transcripts of the verbal comments as well as copies of the submitted letters may be found in the Appendix.

Following the public hearing, the RDA adopted the Redevelopment Plan for Redevelopment Area #2 and forwarded the plan to the City Council for adoption. The Algoma City Council approved the boundary for Redevelopment Area #2 and adopted the Redevelopment Plan on June 16, 2020.

The RDA expects to certify the Plan at its meeting on July 7, 2020.

The RDA's guidelines for establishing RA #2 are:

- More than 50% of the area proposed to be included within the area must meet the statutory definition of blighted property and found to be blighted by the Algoma City Council;

- The area must be within the corporate limits of the City of Algoma.
- A public hearing must be held to receive public comment on the formation of a redevelopment area and the plan for its redevelopment.
- The City Council must approve the boundary of RA #2 and its redevelopment plan.
- The RDA must certify the redevelopment plan to the City Council.

**Timetable and Process  
Redevelopment Plan  
Redevelopment Area #2  
City of Algoma, WI**

Action	Party Responsible	Date
<b>1. RDA Meeting:</b> <ul style="list-style-type: none"> <li>• Review Redevelopment Plan requirements, timetable, proposal</li> <li>• Discuss approaches the City may take toward promoting redevelopment of the area.</li> <li>• Initiate planning process by approving proposal</li> </ul>	RDA/GWB	2/24/20
<b>2. Prepare preliminary redevelopment plan components:</b> <ul style="list-style-type: none"> <li>• Boundary Map</li> <li>• Land Uses, existing and proposed</li> <li>• Traffic &amp; Transportation, existing and proposed</li> <li>• Public Utilities, existing and proposed</li> <li>• Recreational &amp; Community Facilities, existing and proposed</li> <li>• Other Public Improvements, existing and proposed</li> <li>• Existing Uses &amp; Condition of Real Property</li> <li>• Standards of Population Density, Land Coverage and Building Intensity</li> <li>• Existing and Proposed Property Values</li> <li>• Zoning, existing and proposed</li> <li>• Building Codes, existing and proposed</li> <li>• Kind and Number of Site Improvements and Public Utilities</li> <li>• Relocation</li> </ul>	GWB	2/25/20 to 3/15/20
<b>3. RDA Meeting</b> <ul style="list-style-type: none"> <li>• Discuss what the RDA would like to accomplish with RA #2; role of property acquisition, property owner assistance, rehab vs tear down, etc.</li> <li>• Review plan components to identify direction for City actions relative to RA #2.</li> </ul>	RDA/GWB	03/23/20
<b>4. Prepare Next Iteration of Redevelopment Plan</b> Update and develop plan components to reflect RDA discussion.	GWB	3/24/20 to 4/10/20
<b>5. RDA Meeting</b> <ul style="list-style-type: none"> <li>• Review draft redevelopment plan. Identify issues needing further discussion at next meeting or schedule public hearing date.</li> </ul>	RDA/GWB	4/14/20

6. <b>Financing Structure and Issue Development</b> Refine and update cost estimates, explore flood plain, acquisition, relocation, environmental issues.	GWB/City Staff/City Attorney	4/15/20 to 5/8/20
7. <b>RDA Meeting</b> Review redevelopment plan and approve issuing notices and letters for public hearing.	RDA/GWB	5/12/20
8. <b>Send redevelopment plan public hearing notice</b> to newspaper and to property owners by certified mail at least <b>20 days</b> before the hearing.	City Clerk	5/19/20
9. <b>Publish public hearing notice</b> for public hearing on redevelopment plan ( <i>Class 2</i> ), <i>last insertion at least 10 days before the hearing.</i>	Green Bay Press Gazette	5/22/20 and 5/29/20
10. <b>Post notice of public hearing</b> on property for which no return receipt received; <i>at least 10 days before the public hearing.</i>	City Clerk	5/29/20
11. <b>RDA Meeting –</b> <ul style="list-style-type: none"> <li>• Public Hearing on Redevelopment Plan</li> <li>• Public Hearing on CDBG Grant Application</li> <li>• Consider resolution approving redevelopment plan</li> <li>• Consider resolution for CDBG Grant Application, if needed</li> </ul>	RDA/GWB	06/09/20
12. <b>Special City Council Meeting</b> <ul style="list-style-type: none"> <li>• Consider resolution approving redevelopment plan (2/3 vote)</li> </ul>	Council	6/16/20
13. <b>CDBG Grant Application Due</b>	City Staff	6/26/20
14. <b>RDA Meeting:</b> <ul style="list-style-type: none"> <li>• Certify redevelopment plan to City Council</li> </ul>	RDA	Early July

## PLAN OF REDEVELOPMENT

The City of Algoma will secure CDBG funding from the State of Wisconsin to acquire the properties determined to be blighted as shown on the Condition of Property Map. Acquisition of other non-blighted property on the block may be considered for willing owners. Tenants in property to be acquired may be allowed to remain in their rental property until their lease expires. There may be circumstances that would require tenants to vacate their rental property before the normal end of their lease period. In either case, the RDA and the City of Algoma is required to follow Wisconsin's Relocation Law, and if CDBG funds are used in the project, Federal relocation law, as required by the Department of Housing and Urban Development. Both laws require the preparation of a plan to compensate displaced persons for financial burdens placed on them because of the City's actions.

The property will be evaluated for environmental contaminants in the soil and building materials and if present, a remediation plan will be prepared. All structures on the assembled parcels will be demolished, debris removed, and site graded.

The assembled property will be made available to one or more developers on a competitive Request for Proposal (RFP) basis or by direct negotiation as decided by the RDA and City Council, for the purpose of developing multi-family housing units. The way the property is sold must comply with

CDBG requirements if those funds are used to acquire property. The new units are expected to be a mix of affordable and market-rate housing.

The RDA prefers the development pattern shown on the Illustration of Redevelopment Potential Map on the previous page, where two multi-family buildings of at least 14 units each would be constructed along 5<sup>th</sup> Street while townhomes or duplexes would be constructed along the 6<sup>th</sup> Street side. The RDA would also encourage developers to use the flexibility in designing a project that the City's Planned Development Group zoning designation could provide.

It is likely that new buildings will be required to be constructed so that they are out of the 100-year flood zone. It appears buildings will need to be 5' above existing grade at the northwest corner, diminishing to less than 1' in the center of the block. Site engineering will need to take this into consideration, as well as the permitting and approvals required to raise the site out of the flood zone.

The City will reconstruct the sidewalks and terraces around the block, install street trees and install/improve storm and sanitary sewer, water lines and electric service at the time of redevelopment.

The RDA intends to provide funds either on a loan or grant basis for the rehabilitation, improvement, or repair of non-acquired property within RA #2 and on property facing RA #2 on the opposite sides of the bounding streets.

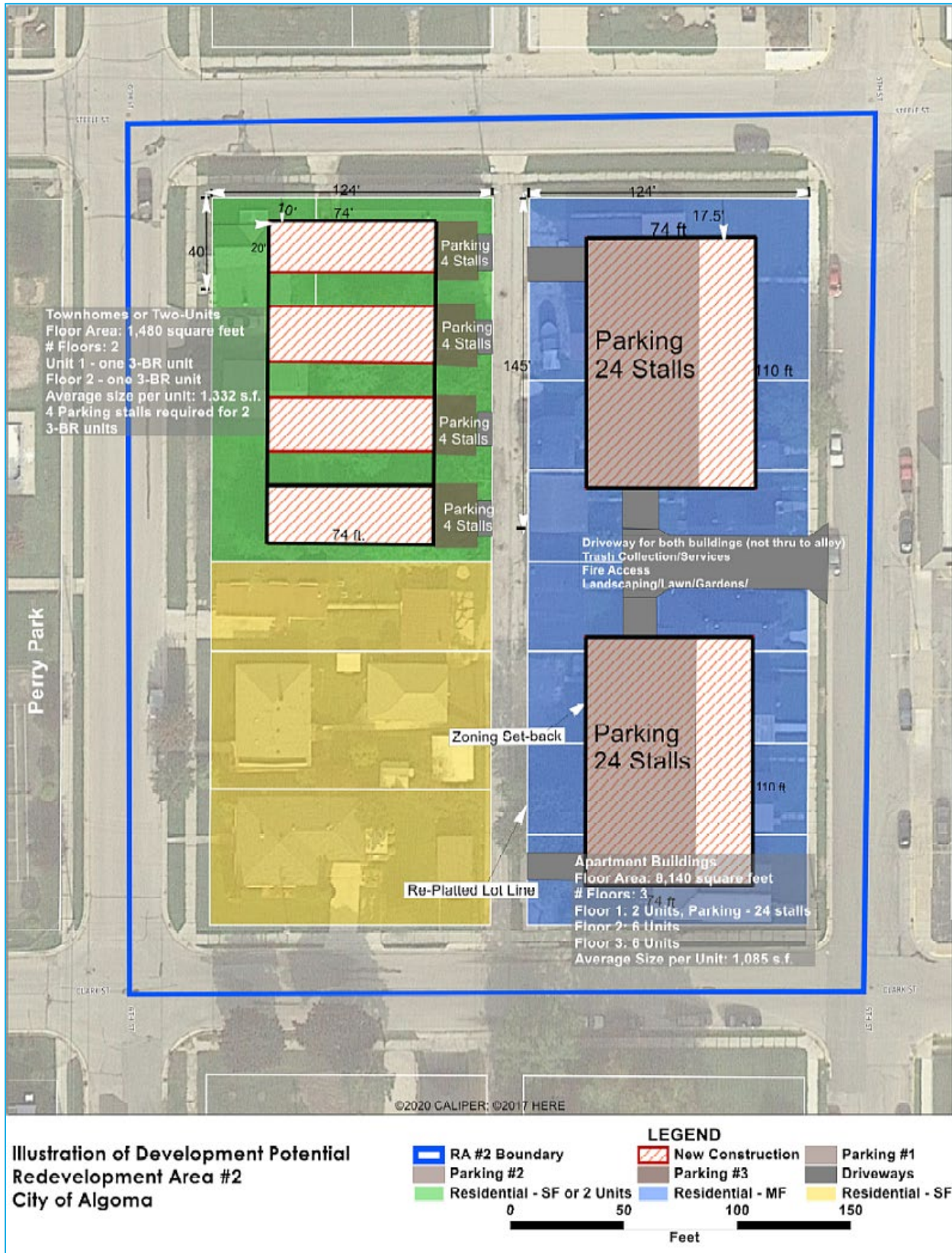
The City has an opportunity to secure Community Development Block Grants to fund most of the acquisition, demolition and public improvements needed. The use of tax incremental financing (TIF) may be required but is not expected at this time.

The schedule for implementing this plan of redevelopment will depend upon the success of securing grant funding. If funding is successful, it will likely take a year to complete environmental assessments, property appraisals, purchase negotiations, and relocation planning if persons are displaced from rental properties. Once the property is assembled, it will likely take another 3-to-6 months to demolish the acquired structures and clear the sites. Upon property assembly, the RDA and City will prepare a request for development proposals or term sheet to describe the conditions under which the property will be sold. It may take a year or two or more after selecting a developer to finalize construction plans and see new development on the site.

### Summary of Potential Displacement Impacts

Estimated # Households in RA #2	12
Assumed in Acquired Property	10
Assumed Relocation Payments per Household <i>Rent differential for 4 years plus moving costs</i>	\$30,000
Budget for Relocation Costs	\$300,000

# Illustration of Development Potential



**Northeast Quadrant – Multi-family Apartments**

Floors	<b>3</b>	
Height	35	ft
Front/Rear Set-back	25	ft
Side Set-back	17.5	ft
Building Envelope	8,140	sf
% of Lot Area	45%	
Building Efficiency	0.80	
Space Available for Occupancy/Floor	6,512	sf
Average Size per Unit	1,085	sf
Floor 1	2	
Floor 2	6	
Floor 3	6	
<b>Total Potential Units</b>	<b>14</b>	
<b>Estimated Potential Value</b>	<b>\$1,750,000</b>	
Minimum Lot Area Required by Zoning	28,000	
Lot Area Available	17,980	
30% of Lot Area	5,394	
<b>Max Units by R4 Zoning</b>	<b>9</b>	
Average Value per Unit	\$ 125,000	
<b>Estimated Value of Project</b>	<b>\$ 1,750,000</b>	
Average Residents per Unit	2.2	
Estimated # Residents	19	
# Parking Stalls per Unit	1.75	
# of Stalls Required	24.50	
Lot Area Required for Parking	7,840	sf



**Southeast Quadrant - Multi-family Apartments**

Floors	<b>3</b>	
Height	35	ft
Front/Rear Set-back	25	ft
Side Set-back	17.5	ft
Building Envelope	8,140	
% of Lot Area	45%	
Building Efficiency	0.80	
Space Available for Occupancy/Floor	6,512	sf
Average Size per Unit	1,085	sf
Floor 1	2	
Floor 2	6	
Floor 3	6	
<b>Total Potential Units</b>	<b>14</b>	
<b>Estimated Potential Value</b>	<b>\$1,750,000</b>	
Minimum Lot Area Required by Zoning	28,000	
Lot Area Available	17,980	
30% of Lot Area	5,394	
<b>Max Units by R4 Zoning</b>	<b>9</b>	
Average Value per Unit	\$ 125,000	
<b>Estimated Value of Project</b>	<b>\$1,750,000</b>	





Average Residents per Unit	2.2
Estimated # Residents	19
# Parking Stalls per Unit	1.75
# of Stalls Required	24.50
Lot Area Required for Parking	7,840 sf

**Northwest Quadrant – Townhomes or Two-units**

Floors	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
Height	20 ft	20 ft	20 ft	20 ft
Front/Rear Set-back	25 ft	25 ft	25 ft	25 ft
Side Set-back	10 ft	10 ft	10 ft	10 ft
Building Envelope	1,480	1,480	1,480	1,480
% of Lot Area	30%	30%	30%	30%
Building Efficiency	0.90	0.90	0.90	0.90
Space Available for Occupancy/Floor	1,332 sf	1,332 sf	1,332 sf	1,332 sf
Average Size per Unit	1,332 sf	1,332 sf	1,332 sf	1,332 sf
Floor 1	2	2	2	2
Floor 2	2	2	2	2
Floor 3	0	0	0	0
<b>Total Potential Units</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Estimated Potential Value</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$350,000</b>
Minimum Lot Area Required by Zoning	4,000	4,000	4,000	4,000
Lot Area Available	4,960	4,960	4,960	4,960
30% of Lot Area	1,488	1,488	1,488	1,488
<b>Max Units by Zoning</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
Average Value per Unit	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
<b>Estimated Value of Project</b>	<b>\$ 434,000</b>	<b>\$ 434,000</b>	<b>\$ 434,000</b>	<b>\$434,000</b>
Average Residents per Unit	3	3	3	3
Estimated # Residents	7	7	7	7
# Parking Stalls per Unit	2	2	2	2
# of Stalls Required	4.00	4.00	4.00	4.00
Lot Area Required for Parking	1,280 sf	1,280 sf	1,280 sf	1,280 sf



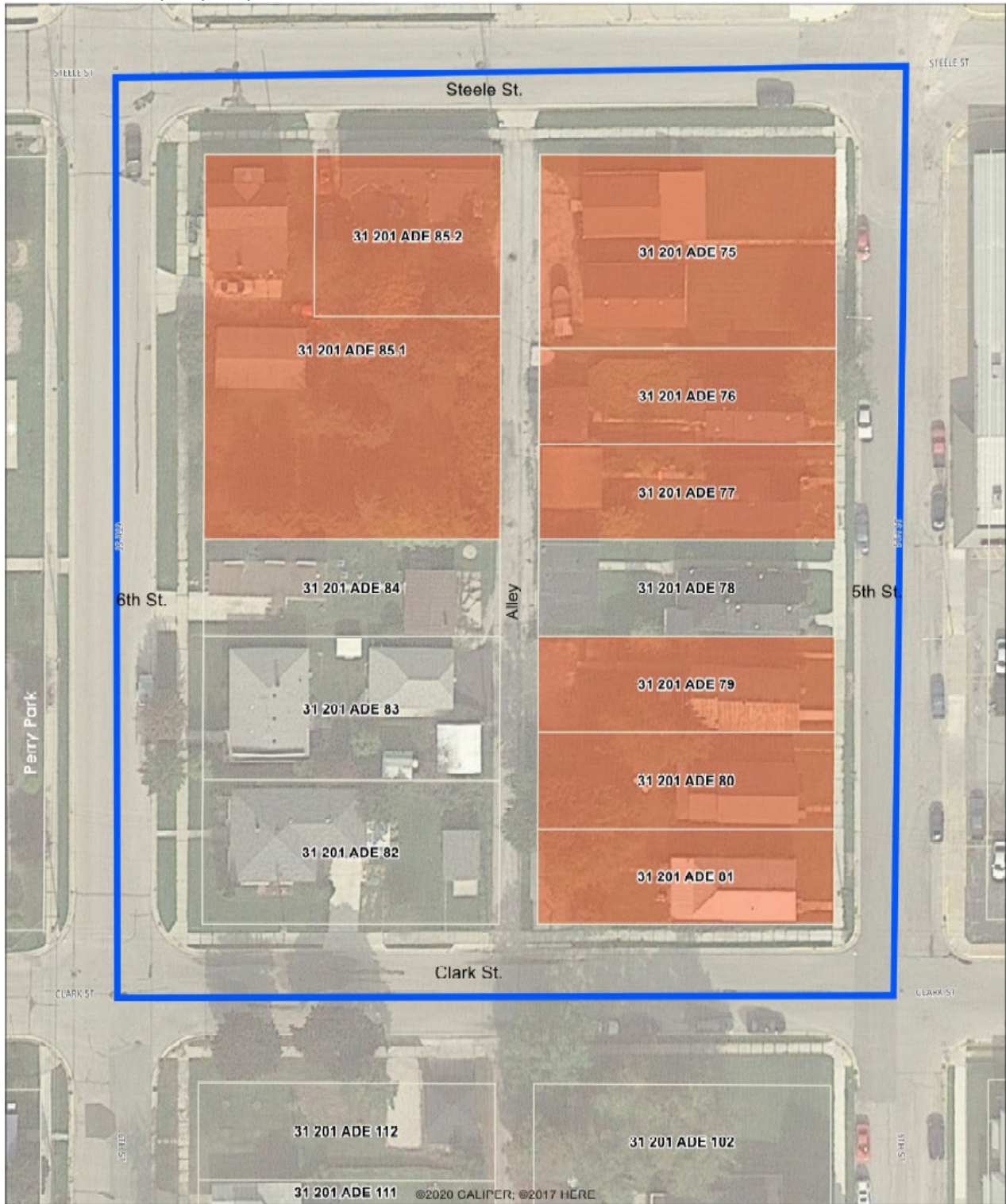
**Summary of Potential Development**

	NE Quad	SE Quad	NW Quad	Total
<b># Units</b>	14	14	8	36
<b>Average Size/Unit</b>	1,085	1,085	1,332	N/A
<b>Estimated Value of Improvements</b>	\$1,750,000	1,750,000	\$1,400,000	\$4,900,000
<b>Estimated # of Residents</b>	30	30	24	84
<b># Parking Stalls</b>	24	24	16	64

**Standards of Population Density, Land Coverage and Building Intensity**

Standard	Current Conditions	Post-Redevelopment
Population Density	10 persons per acre	29 persons per acre
Land Coverage		
• Roads	0.504 acres	0.504 (no change expected)
• Alleys	0.115 acres	0.115 (no change expected)
• Terraces	0.141 acres	0.145 (add 154 s.f.)
• Sidewalks	0.118 acres	0.118 (no change expected)
• Driveways	0.117 acres	0.155 (net increase of 1,670 sf)
• Residential Buildings	0.5 acres	0.66 (net increase of 7,000 sf)
• Yards, Vacant, Unused	1.4 acres	1.19 (net decrease of 9,148 sf)
Building Intensity	17.3%	22.8%

Condition of Property Map



Condition of Property Map  
Redevelopment Area #2  
City of Algoma



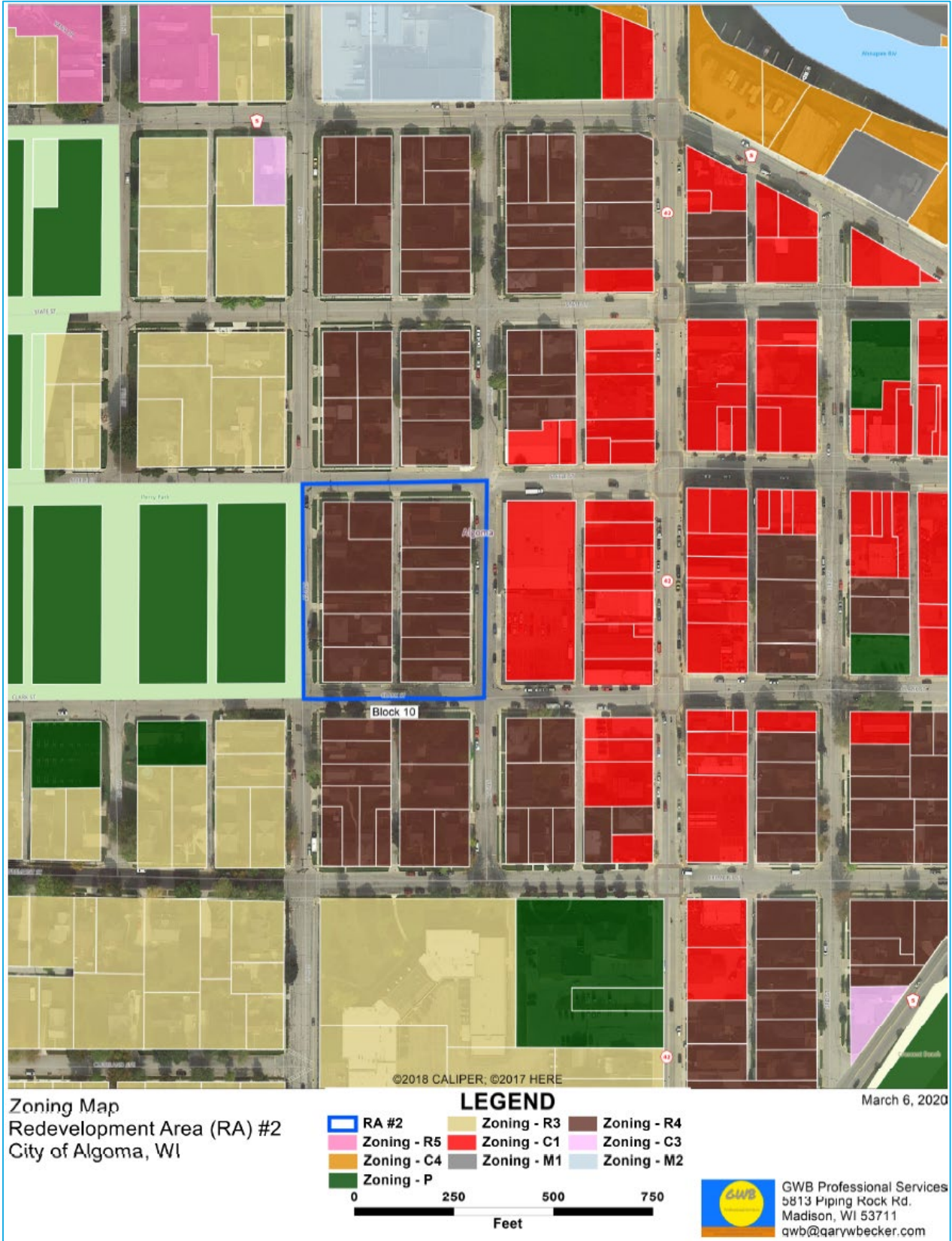
Current Land Uses Map



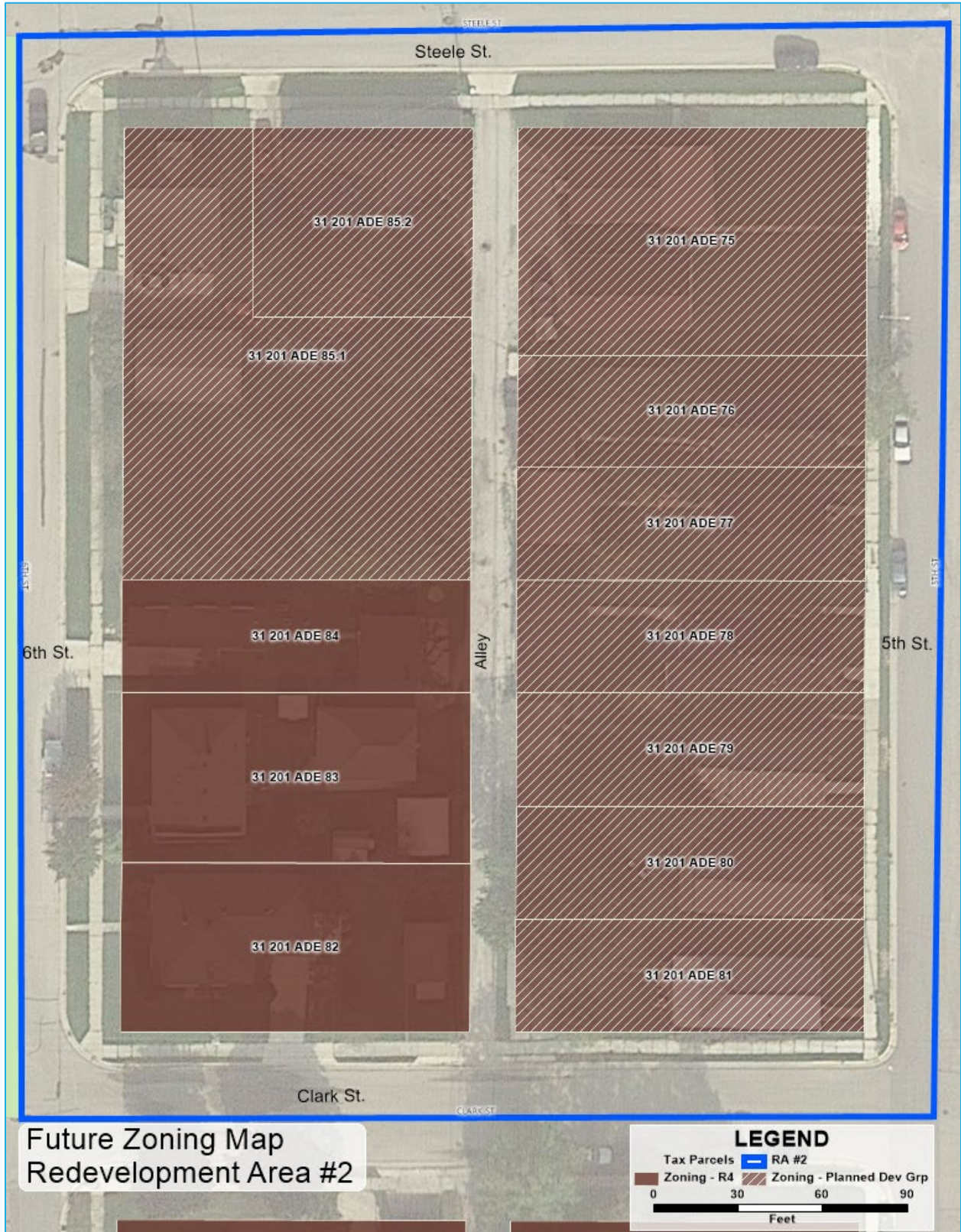
Future Land Uses Map



Current Zoning Map

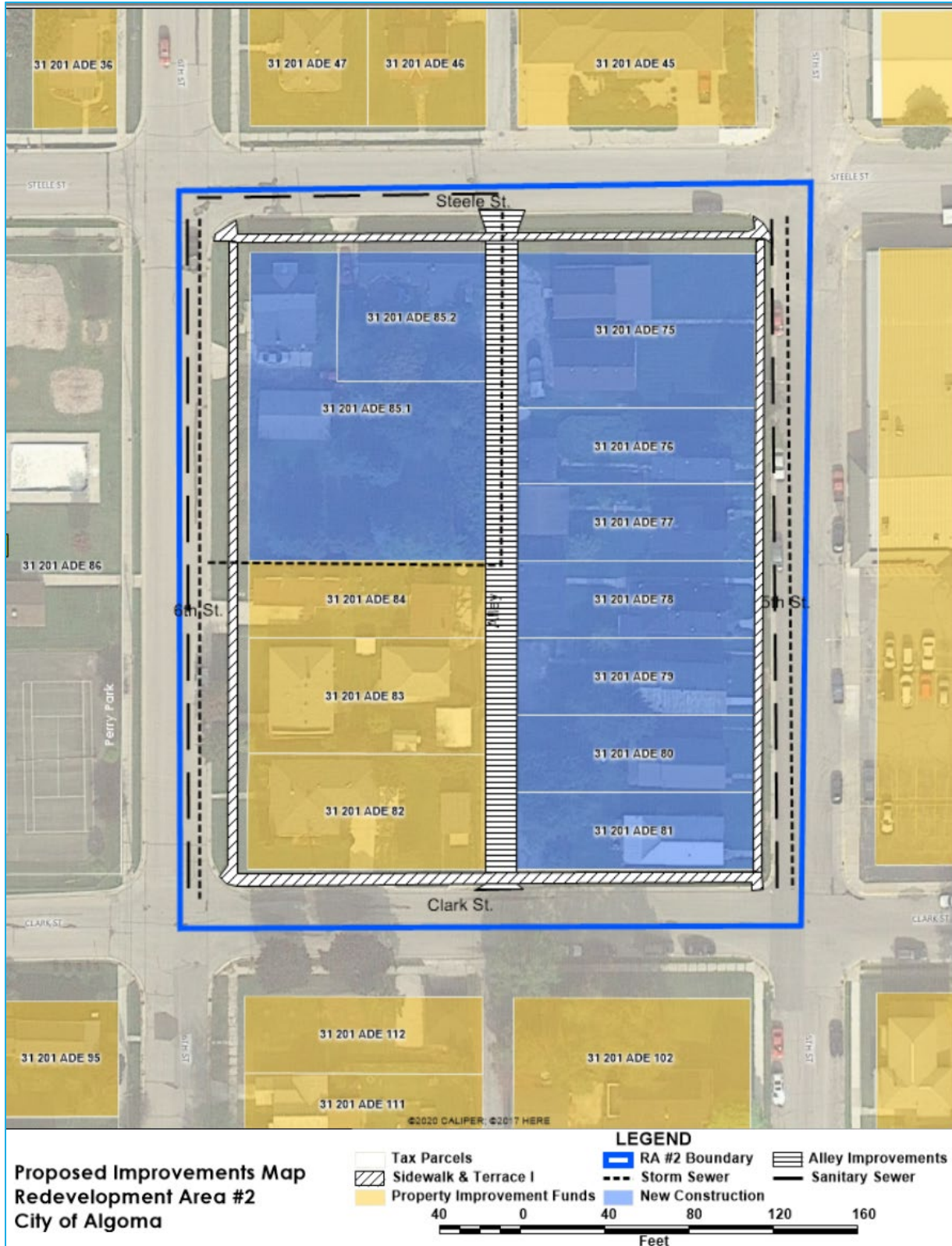


Future Zoning Map



# PROPOSED SITE IMPROVEMENTS AND PUBLIC WORKS

Kind, Number and Location





## Proposed Project Costs

Table #2: Redevelopment Area #2 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share	City Share
A. Sidewalk, Trees & Terrace – 1215'	\$18,600	\$0	\$18,600
B. Sanitary Sewer – 4" @ 320' 6' @ 320'	\$86,400	\$0	\$86,400
C. Storm Sewer – 10" @ 60'	\$7,800	\$0	\$7,800
D. Water Service	\$14,600	\$0	\$14,600
E. Electrical Service	\$20,400	\$0	\$20,400
F. Property Assembly Costs	\$633,200	0	\$633,200
G. Relocation	\$300,000	\$0	\$300,000
H. Demolition, Assessment, Remediation	\$480,000	\$0	\$480,000
I. Loans or Cash Grants for Investment/Rehab	\$47,000	\$0	\$82,000
J. Professional Services	\$36,000	\$0	\$36,000
K. Administration Costs	\$36,000	\$0	\$36,000
<b>Subtotal</b>	<b>\$1,680,000</b>	<b>\$0</b>	<b>\$1,680,000</b>

RA #2 is being established to support the elimination of blighting conditions, provide new housing opportunities for residents, and support private investment to revitalize this important block of downtown Algoma.

Costs directly or indirectly related to achieving the objectives of blight elimination and redevelopment are considered project costs. Public investment in the redevelopment area will consist of the acquisition and assembly of parcels, financial incentives for construction of new housing units on some lots and rehabilitation of remaining houses. In addition, investment in upgrading public

sewer and water service, improving streets, sidewalks, stormwater drainage, planting street trees and otherwise promoting the orderly redevelopment of blighted and underutilized property.

Table #2 summarizes total costs by category. These redevelopment costs are necessary and standard for eliminating blight and promoting redevelopment of blighted areas. All costs listed are based on 2020 preliminary estimates. Contingency costs are included for most cost categories. The RDA reserves the right to revise these cost estimates to reflect a different project design, discovery of currently unknown

needs or otherwise unforeseen circumstances between 2020 and the time of construction or implementation, such as a higher than anticipated inflation rate or financing costs that vary from projections due to market conditions at the time of a bond issuance. The RDA and City may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the RDA and City accomplish the purposes of RA #2. The RDA and City should pursue grant programs to help share project costs included in this project plan, as appropriate.

## Financing

### **Community Development Block Grant (CDBG)**

The Wisconsin Community Development Block Grant (CDBG) program, administered by the Wisconsin Department of Administration, Division of Energy, Housing, and Community Resources (DEHCR), provides grants to general purpose units of local government for housing and public facilities programs which principally benefit low to moderate income (LMI) households or serve to eliminate blight. These funds are primarily used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs.

In addition to addressing LMI housing needs, CDBG can be used to leverage other programs or serve as a local match. The grant also can be used as an incentive to involve the private sector in local community development efforts or to respond to area needs. The CDBG program often serves as a catalyst for other community development projects.

### Eligible Activities:

- Rehabilitation of dwelling units.
- Removal of architectural barriers.
- Homeownership opportunities for renters.
- Payment of relocation costs and benefits.
- Small public facilities projects.
- Demolition or removal of buildings so site can be used for LMI housing.
- Conversion of buildings into LMI dwelling units.
- Acquisition of real property for the construction of LMI housing with other sources of funds.
- Site improvements for the construction of LMI housing with other sources of funds.

**Preliminary Sources and Uses of Funds Chart**

<b>Proposed Improvements</b>	<b>CDBG Close</b>	<b>CDBG Public Facilities</b>	<b>Total</b>
A. Sidewalk, Trees & Terrace		\$18,600	<b>\$18,600</b>
B. Sanitary Sewer		\$86,400	<b>\$86,400</b>
C. Storm Sewer		\$7,800	<b>\$7,800</b>
D. Water Service		\$14,600	<b>\$14,600</b>
F. Electrical Service		\$20,400	<b>\$20,400</b>
D. Property Assembly Costs	\$633,200		<b>\$633,200</b>
E. Relocation		\$300,000	<b>\$300,000</b>
F. Demolition, Assessment, Remediation	\$21,800	\$458,200	<b>\$480,000</b>
G. Rehab Grants		\$47,000	<b>\$47,000</b>
H. Professional Services	\$10,000	\$26,000	<b>\$36,000</b>
I. Administration Costs	\$15,000	\$21,000	<b>\$36,000</b>
<b>Total</b>	<b>\$680,000</b>	<b>\$1,000,000</b>	<b>\$1,680,000</b>

**PROPOSED CHANGES IN ZONING ORDINANCES, MASTER PLAN, BUILDING CODES, MAP AND CITY ORDINANCES**

The City’s zoning ordinance and other City ordinances are required to implement this project plan. This project plan is feasible if implemented as a planned development group. Current zoning is shown on the Current Zoning Map. Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning. No changes are proposed in the Comprehensive (Master) Plan, Official Map, or Building Codes as part of this Plan.

## APPENDIX

## Blight Determination Resolution, City of Algoma

CITY OF ALGOMA  
COUNTY OF KEWAUNEE  
STATE OF WISCONSIN

COMMON COUNCIL  
RESOLUTION No. 997 – 2020

### A RESOLUTION DECLARING BLOCK 10, A.D. EVELANDS ADDITION A BLIGHTED AREA

**WHEREAS,** the Redevelopment Authority of the City of Algoma (RDA) has studied Block 10, A.D. Evelands Addition and determined that conditions exist sufficient to meet the statutory definition of a blighted area under ss. 66.1333(2m)(b), and a finding supporting such conditions was transmitted to the City Council by the RDA; and

**WHEREAS,** RDA requests the City Council of the City of Algoma (Council) to declare Block 10 A.D. Evelands Addition (Exhibit A to this Resolution) to be a blighted area in need of blight elimination and urban renewal projects as described in ss. 66.1333(6)(b)1;

**NOW, THEREFORE, BE IT RESOLVED,** that the Common Council of the City of Algoma, duly assembled this 6<sup>th</sup> day of January, 2020, hereby declares Block 10, A.D. Evelands Addition, to be a blighted area in need of projects that will eliminate the blighting conditions documented by the RDA; and

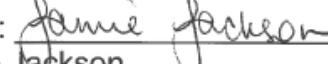
**BE IT FURTHER RESOLVED,** that the Common Council of the City of Algoma hereby requests the RDA establish Redevelopment Area #2 in the City of Algoma and prepare a Redevelopment Project Plan for Block 10, A.D. Evelands Addition and submit said plan for approval by the City Council and that such plan may consider use of Tax Incremental Financing (TIF) so long as the statutory requirements for a Redevelopment Plan are met as described in 66.1333(6)(b)2.

ADOPTED BY THE COMMON COUNCIL AT A REGULAR MEETING THEREOF ON THE 6<sup>TH</sup> DAY OF JANUARY, 2020, BY A VOTE OF 8 FOR AND 0 OPPOSED.

Approved:



Wayne R. Schmidt,  
Mayor of the City of Algoma

Attest:   
Jamie Jackson,  
Clerk of the City of Algoma

## Blight Study 2020



### GWB Professional Services

Project Management ♦ Community Development ♦ Planning  
5813 Piping Rock Rd., Madison, WI 53711  
Tel: (608) 444-0836  
Email: [gwb@garywbecker.com](mailto:gwb@garywbecker.com)

November 14, 2019

Mayor Wayne Schmidt  
City of Algoma  
416 Fremont Street  
Algoma, WI 54201

Re: Blight Determination for Block 10 A.D. Evelands Addition

Dear Mayor Schmidt:

GWB Professional Services was retained by the City and Redevelopment Authority (RDA) to evaluate conditions in Block 10 of A. D. Evelands Addition and determine whether conditions exist to make a finding that the area is a blighted area. In addition to visiting the site in question, supporting documents were reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessor information
- Photos of site improvements
- DNR BRRTS database on environmental contamination

This letter summarizes the findings of conditions within the described area as they relate to the statutory definition of "blighted area" and "blighted property" for implementing projects of a Redevelopment Authority and a blight elimination tax increment district.

#### **Definition of Blighted Area and Property**

Wisconsin's Blight Elimination and Slum Clearance Act - Wisconsin Statutes, Section 66.1333(2m) - defines a Blighted Area as follows:

"Blighted **Area**" means any of the following:

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

2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

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

Additionally, "Blighted **Property**" is defined as:

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

Wisconsin's Tax Increment Law §66.1105(2)(a)1 has a slightly more limited definition of blight which is essentially paragraphs 1 and 3 of the blighted area described above with one limitation - that paragraph 3 applies only to an area that consists of either: 1) a highway corridor designated by the Wisconsin Department of Transportation for use as an expressway or freeway and then abandoned for such use; or 2) land upon which buildings or structures have been demolished.

In summary, one of two general conditions are needed to declare a particular property or an area as blighted if it is to be included in both a redevelopment area and a TIF district.

- The condition and character of structures, buildings, or improvements results in conditions that are detrimental to public health, safety, morals, welfare and an impediment to the sound growth of the community;
- A largely open area that includes land where buildings have been demolished and contains conditions that impair or arrest the sound growth of the community.

In all cases, the local legislative body determines whether conditions on the property or in the area are detrimental or a menace to public health, safety, morals, and welfare, or impairs or

---

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arrests the sound growth of the community. In determining that blighted conditions exist, the City Council should also consider that the primary purpose of a Redevelopment Authority is the elimination and prevention of blighting conditions.

### **Description of Area**



The area is in downtown Algoma, just one block west of 4<sup>th</sup> Street. It is a full city block that is in residential land use. To the west of Block 10 is a City park and to the east is a grocery store. The areas north and south of this block are in residential land use. The block is well served by municipal services and is proximate to many retail, dining and entertainment opportunities.



This block is in the heart of the City and is highly visible to residents and visitors alike. The area contains 12 parcels totaling 1.8 acres. The value of the homes in the block range from \$7,000 on the low end to \$65,800 on the high end. These values are generally below those of typical homes in the City. Many of the structures in this block show visible signs of deterioration – some of which has obviously been deteriorating for many years.

A site visit was made on October 4, 2019 to document conditions from the street. It is difficult to determine the interior and structural condition of property from a simple street inspection, however external conditions on many of the properties were sufficient to make a determination of the blighting influence some of these properties are having on the neighborhood. In addition to the visual inspection, City department heads were invited to provide any information they may have that would inform documentation of blight. Notes of the visual inspection along with photos of the property are included as an attachment to this letter.

**Finding of Blight**

Most, but not all the property in the subject area shows evidence of dilapidation, deterioration, and obsolescence sufficient to meet the standards in Wisconsin Statutes, section 66.1333(2m) and §66.1105(2)(a)1.

Sufficient documentation exists to support the following finding of blight for 68% of the subject area:

- The condition and character of structures, buildings, or improvements are such that they are having a blighting influence on the overall neighborhood and pose a threat to public health, safety, morals, welfare and pose an impediment to the sound growth of the community

**Redevelopment Area Property Summary**

	Parcels	Acres	Percentage
Blighted Property	8	1.24	68% (of real property)
Real Property	12	1.8	77% (of total area)
Right of Way	--	0.52	22% (of total area)
Total Boundary Area	--	2.32	100% (of total area)

**Conclusion**

It is my opinion that conditions exist in the subject area to justify a finding of blight in accordance with the Blight Elimination and Slum Clearance Act ss. 66.1333(2m)(b)3, and the Tax Increment Finance Law ss. 66.1105(2)(a)1, and such conditions are a sufficient basis for the City of Algoma to designate the area a “blighted area” for the purpose of carrying out a plan of redevelopment and blight elimination/prevention.

In order to eliminate blighting influences on the area, encourage private investment, and promote the orderly development of the city, the City Council and Redevelopment Authority are justified in exercising their powers under the Slum Clearance Act ss. 66.1333(2m)(b)3, and the Tax Increment Finance Law ss. 66.1105(2)(a)1.

Sincerely,



Gary Becker, CEcD

Attachment: Map – Map of Blighted Parcels and Property Conditions

**Survey of Conditions:** City of Algoma, Block 10, A.D. Evelands Addition

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 85.1    **# Pictures:** 3    **# of Floors:** 2    **Parcel Use:**  
Residential

**Project/Location:** 520 Steele St., downtown

Rating					Structural Component & Comments
G	1	2	3	4	
			<input checked="" type="checkbox"/>		Façade/Siding
		<input checked="" type="checkbox"/>			Foundation
<input checked="" type="checkbox"/>					Roof
			<input checked="" type="checkbox"/>		Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component	
	Obsolete Building
<input checked="" type="checkbox"/>	Land Underutilization
	Lack of Parking/Loading
<input checked="" type="checkbox"/>	Faulty Lot Layout (1)
	Lack of Open Space
	Population Overcrowding
	Environmental Contamination (2)
	Substandard walkways/driveways
	Inadequate outdoor storage/screening
	Other hazards to public health/sfty/wlfare (3)

**Property Blighted?** Yes    **General Comments:** Deteriorating exterior due to lack of maintenance; overgrown vegetation around foundation; many windows appear deteriorated with exterior sills missing; excessively large lot size given the property's central location; improvement value per acre is only \$125,000, placing it in the bottom 10% of the properties on the block.- the median value of improvements per acre on this block is \$300,000. This property is having a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



520 Steele St. – top photo from Oct. 2019, bottom photo by Google Maps from July 2013, showing continued exterior deterioration.



520 Steele St. – lot layout not appropriate for central city location, improvement value per acre in bottom 10% of properties on the block.

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 84 # Pictures: 2 # of Floors: 1 Parcel Use:  
Residential

**Project/Location:** 516 Sixth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
G = Good, 1 = Maintenance, 2-4 = Minor, Moderate, Major Repairs					
<input checked="" type="checkbox"/>					Façade
<input checked="" type="checkbox"/>					Foundation
<input checked="" type="checkbox"/>					Roof
<input checked="" type="checkbox"/>					Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wlfare (3)

**Property Blighted?** No **General Comments:** Property appears to be well-maintained and in sound shape. It is not having a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



516 Sixth St.- appears to be well maintained.



516 Sixth St – lot layout appropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 83 # Pictures: 1 # of Floors: 1 Parcel Use:  
Residential

**Project/Location:** 522 Sixth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
G = Good, 1 = Maintenance, 2-4 = Minor, Moderate, Major Repairs					
<input checked="" type="checkbox"/>					Façade
<input checked="" type="checkbox"/>					Foundation
<input checked="" type="checkbox"/>					Roof
<input checked="" type="checkbox"/>					Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wlfare (3)

**Property Blighted?** No **General Comments:** Property appears to be well maintained and in sound shape. It is not having a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos

<p>Photo not available</p>	
<p>522 Sixth St.- appears to be well maintained.</p>	<p>522 Sixth St – lot layout appropriate for central city location,</p>

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 82 # Pictures: 2 # of Floors: 1 Parcel Use: Residential

**Project/Location:** 528 Sixth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
G = Good, 1 = Maintenance, 2-4 = Minor, Moderate, Major Repairs					
<input checked="" type="checkbox"/>					Façade
<input checked="" type="checkbox"/>					Foundation
<input checked="" type="checkbox"/>					Roof
<input checked="" type="checkbox"/>					Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wlfare (3)

**Property Blighted?** No **General Comments:** Property appears to be well maintained and in sound condition. It is not having a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings



Photos



528 Sixth St.- appears to be well maintained.



528 Sixth St – lot layout appropriate for central city location.

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 81 # Pictures: 4 # of Floors: 2 Parcel Use: Residential

**Project/Location:** 533 Fifth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
				<input checked="" type="checkbox"/>	Façade
			<input checked="" type="checkbox"/>		Foundation
		<input checked="" type="checkbox"/>			Roof
					Windows
					Doors
					Stairs
				<input checked="" type="checkbox"/>	Porch(es)
					Chimney
				<input checked="" type="checkbox"/>	Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wlfare (3)

**Property Blighted?** Yes **General Comments:** Property is being poorly maintained. Gutters and downspouts missing or falling off; loose antenna wire falling across front of house; yard littered with debris; siding absent from rear top of house; 3' pile of dirt between sidewalk and house with trees and weeds growing out of it; yard not being mowed; garage roof and structure deteriorating; tree growing in front of garage; back porch is not maintained and deteriorating; large crack in rear corner of foundation. Property is having a significant blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



533 Fifth St.- is poorly maintained with components of the structure literally falling apart, including gutters, foundation and accessory structure.

533 Fifth St – lot layout appropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 80 # Pictures: 3 # of Floors: 2 Parcel Use: Residential

**Project/Location:** 527/529 Fifth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
			3	<input checked="" type="checkbox"/>	Façade
					Foundation
					Roof
		<input checked="" type="checkbox"/>			Windows
					Doors
		<input checked="" type="checkbox"/>			Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component	
<input checked="" type="checkbox"/>	Obsolete Building
	Land Underutilization
	Lack of Parking/Loading
	Faulty Lot Layout (1)
	Lack of Open Space
	Population Overcrowding
	Environmental Contamination (2)
	Substandard walkways/driveways
	Inadequate outdoor storage/screening
	Other hazards to public health/sfty/wlfare (3)

**Property Blighted? Yes**    **General Comments:** Siding damaged/deteriorated and missing on rear of house; utilities are disconnected; yard is overgrown with debris; significant structural issues, building does not appear to be habitable; Property is having a significant blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



527 Fifth St. – showing significant deterioration, particularly in rear.

527 Fifth St – lot layout appropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 79 # Pictures: 4 # of Floors: 2 Parcel Use:  
Residential

**Project/Location:** 525 Fifth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
	<input checked="" type="checkbox"/>				Façade
					Foundation
<input checked="" type="checkbox"/>					Roof
		<input checked="" type="checkbox"/>			Windows
					Doors
					Stairs
					Porch(es)
			<input checked="" type="checkbox"/>		Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wlfare (3)

**Property Blighted?** Yes **General Comments:** Property is poorly maintained, deteriorating windows with broken screens, deteriorating chimney bricks; overgrown tree in rear growing into roof area. Utilities were disconnected at time of site visit. This property is beginning to have a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



525 Fifth St.- is showing deterioration, including chimney with bricks falling off, windows with broken screens and general deterioration; overgrown tree impacting house.

525 Fifth St – lot layout appropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 78 # Pictures: 4 # of Floors: 2 Parcel Use: Residential

**Project/Location:** 521 Fifth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
	<input checked="" type="checkbox"/>				Façade
<input checked="" type="checkbox"/>					Foundation
<input checked="" type="checkbox"/>					Roof
	<input checked="" type="checkbox"/>				Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wifare (3)

**Property Blighted?** No **General Comments:** Property is generally maintained and appears to be in sound condition but is starting to show signs of deterioration. Window trim needs paint.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings



Photos



521 Fifth St.- appears to be reasonably well maintained but starting to show some deterioration.



521 Fifth St – lot layout appropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 77 # Pictures: 3 # of Floors: 2 Parcel Use: Residential

**Project/Location:** 515 Fifth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
		<input checked="" type="checkbox"/>			Façade
					Foundation
<input checked="" type="checkbox"/>					Roof
<input checked="" type="checkbox"/>					Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wifare (3)

**Property Blighted?** Yes **General Comments:** has poorly maintained siding with mold, upper shake shingle siding deteriorating; window/house trim needs paint; broken house decorations; no gutters/downspouts; debris in yard. It appears the siding on the dormers is being replaced, but it appears it may have been some time since work was done due to apparent weathering and deterioration of the foil-faced foam sheathing. Property in its current condition is having a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



515 Fifth St.- has poorly maintained siding with mold, upper shake shingle siding deteriorating; window/house trim needs paint; broken house decorations; no gutters/downspouts; debris in yard;

515 Fifth St – lot layout appropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 76 # Pictures: 3 # of Floors: 2 Parcel Use: Residential

**Project/Location:** 513 Fifth St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
			<input checked="" type="checkbox"/>		Façade
		<input checked="" type="checkbox"/>			Foundation
<input checked="" type="checkbox"/>					Roof
	<input checked="" type="checkbox"/>				Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wifare (3)

**Property Blighted?** Yes **General Comments:** Property needs maintenance but appears to be sound and generally kept up. Siding and trim in need of paint; overgrown tree in front yard impinging on house; trees growing next to foundation at side of house; Property is beginning to have a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



513 Fifth St.-siding and trim need paint, overgrown tree and trees growing next to foundation on side of house.



513 Fifth St – lot layout appropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 75 # Pictures: 5 # of Floors: 2 Parcel Use: Residential

**Project/Location:** 504 Steele St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
			<input checked="" type="checkbox"/>		Façade
	<input checked="" type="checkbox"/>				Foundation
					Roof
					Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component
Obsolete Building
Land Underutilization
Lack of Parking/Loading
Faulty Lot Layout (1)
Lack of Open Space
Population Overcrowding
Environmental Contamination (2)
Substandard walkways/driveways
Inadequate outdoor storage/screening
Other hazards to public health/sfty/wifare (3)

**Property Blighted?** Yes **General Comments:** Property needs exterior maintenance, deteriorating windows and siding with broken siding around foundation, this property is beginning to have a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings

Photos



504 Steele St.- is showing deterioration, with siding needing repair and painting.

504 Steele St – lot layout inappropriate for central city location,

**Survey of Conditions:** City of Algoma

**Date:** 10/4/2019

**Name of Recorder:** Gary Becker, GWB Professional Services

**PIN:** 31 201 ADE 85.2 # Pictures: 2 # of Floors: 2 Parcel Use: Residential

**Project/Location:** 516 Steele St. - Downtown

Rating					Structural Component & Comments
G	1	2	3	4	
			<input checked="" type="checkbox"/>		Façade
					Foundation
				<input checked="" type="checkbox"/>	Roof
		<input checked="" type="checkbox"/>			Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Structure.

Site Component	
<input checked="" type="checkbox"/>	Obsolete Building
	Land Underutilization
	Lack of Parking/Loading
	Faulty Lot Layout (1)
	Lack of Open Space
	Population Overcrowding
	Environmental Contamination (2)
<input checked="" type="checkbox"/>	Substandard walkways/driveways
	Inadequate outdoor storage/screening
	Other hazards to public health/sfty/wifare (3)

**Property Blighted?** Yes **General Comments:** Property is poorly maintained, deteriorating windows and siding in need of repair and paint, roof is obviously sagging and in need of repair; sidewalk is sub-standard with significant subsidence/heaving. This property is in the bottom 10% of properties in this block for improvement value. This property is having a blighting influence on the neighborhood.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings



Photos

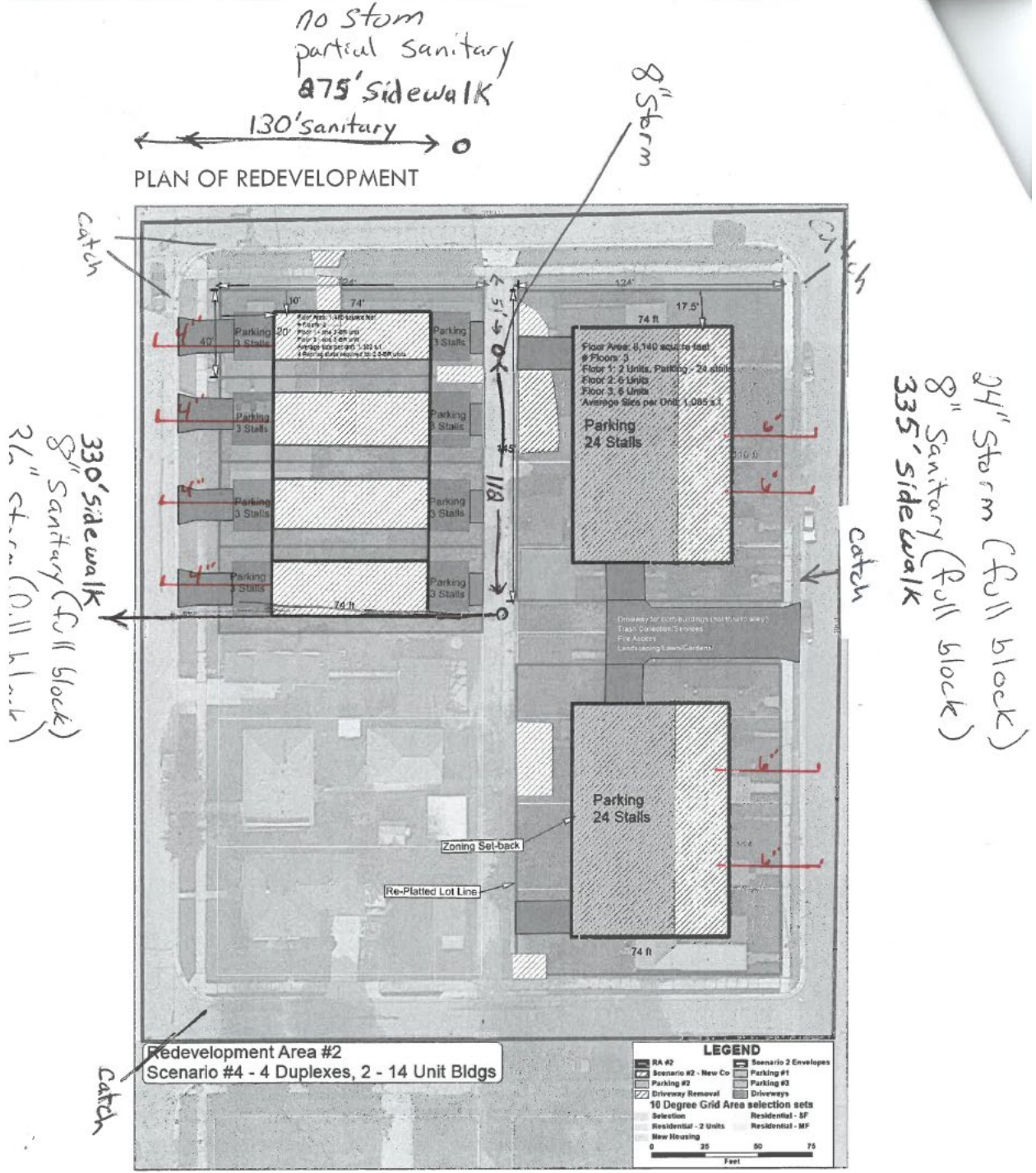


516 Steele St.- is showing deterioration, including sagging roof, deteriorating siding in need of paint, deteriorating public sidewalk;



516 Steele St – lot layout appropriate for central city location,

Cost Estimates



275' Sidewalk

no sanitary  
no storm

4" Concrete Sidewalk Complete

$$1215 \text{ Ft} \times \$12.75 = \underline{\$15,491.25}$$

4" Sanitary Sewer Pipe

$$\$104.00 \times 320 \text{ Ft} = \underline{\$33,280.00}$$

6" Sanitary Sewer pipe

$$\$120.00 \times 320 \text{ Ft} = \underline{\$38,400.00}$$

10" Storm Sewer pipe concrete

$$\$100.00 \times 60 \text{ Ft} = \underline{\$6,000.00}$$

$$\underline{\underline{\$93,171.25}}$$

## Floodplain Development Basics

Wisconsin Department of Natural Resources

Building or purchasing a home is the most important decision most people will make. Researching and assessing all possible risks – including flooding – should always be part of the process. While flooding can occur anywhere, it is much more likely in areas designated as floodplains. Knowing some basic information about floodplains and floodplain development regulations can greatly reduce a structure's risk to flooding as well as insurance costs.

### What is a floodplain?

Floodplains or Special Flood Hazard Areas (SFHA) are lowland areas adjacent to lakes, wetlands and rivers that are covered by water during a 1% or 100-year flood and are designated as A (approximate study) or AE (detailed study) zones on the Flood Insurance Rate Maps (FIRMs). Wisconsin regulations recognize three flood zones: floodway, floodfringe and general floodplain. The floodway includes the river channel and areas adjacent to the channel which convey the 1% chance flood flows; the floodway experiences the deepest water and the highest flow velocities. The floodfringe includes the rest of the floodplain landward of the floodway and is primarily a floodwater storage area. The general floodplain covers all Zone A areas where the 1% flood has not been determined and is regulated as floodway until the required studies are approved to determine the floodway/floodfringe areas. Local ordinances should be checked to determine if other areas are regulated as floodplain.

### Is development allowed in the floodplain?

All human activities are regulated in the floodplain including activities such as structures, roads, bridges, fill and storage. The level of regulation differs based on the flood zone. Local ordinances should be checked to determine what specific activities are allowed or prohibited and what permits are required.

### How can I find out if my community participates in the NFIP or if my property is located in a floodplain?

The first step is to contact the community where the property is located and speak to either the Clerk or the Zoning Administrator. For properties located in unincorporated areas (towns), the community would be the county. Another option is download FEMA's Community Status Book at <http://www.fema.gov/fema/csb.shtm>. It is important to note that under Chapter NR 116, Wisconsin Administrative Code, all communities where adequate hydraulic and engineering data is available must adopt reasonable and effective floodplain regulations whether or not they participate in the NFIP.

To determine if your property is located with a floodplain, first look at the FIRMs for the community in which the property is located. Paper copies of the FIRMs are usually kept in either the Clerk's or the Zoning Administrator's office. Some communities have also placed the FIRMs on the community's website. FIRMs can also be viewed on FEMA's website <http://www.msc.fema.gov> and the DNR website <http://dnr.wi.gov/org/water/wm/dsfm/section/mapindex.htm>. The next step is to talk to the Zoning Administrator to clarify any questions or concerns. The Zoning Administrator can also explain any local floodplain regulations and permitting requirements.

### What if it is unclear in which flood zone my property is located?

If a property's flood zone is still unclear after viewing the FIRMs and meeting with the local Zoning Administrator, a licensed engineer or surveyor should be hired to produce a certified survey establishing the location of the structure in relation to the floodplain, the lowest adjacent grade around the structure and the lowest floor of the structure. If the survey shows the structure still in the floodplain, a detailed engineering analysis to modify the floodplain boundaries is another option. Information about the

LOMA/LOMR process is available at [http://www.fema.gov/plan/prevent/fhm/ot\\_lmreq.shtm](http://www.fema.gov/plan/prevent/fhm/ot_lmreq.shtm). An elevation certificate can be downloaded from FEMA's website <http://www.fema.gov/business/nfip/elvinst.shtm>.

**Can I still develop my property if it is located within the floodplain and do I need special permits?**

Development is allowed in the floodplain and typically only requires a land use permit and a building permit, but restrictions may apply. In the floodway, new structures, substantially improved or damaged structures, the storage of hazardous/solid waste and wells/sewage systems are prohibited. Only development related to open space uses and with a low flood damage potential is allowed. Development in the floodway is restricted in order to maintain the flow capacity of the stream during flooding. Any development proposed in the floodway must have either an approved encroachment analysis showing no change in the base flood elevation or an approved Letter of Map Revision from FEMA.

In the floodfringe, new structures are allowed, but all new and substantially damaged or improved structures must have the first floor elevated on fill to two (2) feet above the base flood elevation and have dryland access. In areas where the floodfringe and the floodway have not been determined, an engineering analysis will be needed to delineate the floodway/floodfringe boundary.

**Why is two feet of freeboard and dryland access required?**

State regulations require that all new or substantially improved structures in the floodplain have the first floor elevated to two (2) feet above the base flood elevation to ensure that the structure is safe from flooding. The extra elevation ensures that the structure will not become non-conforming if flood elevations change during remapping. The extra elevation also lowers flood insurance premiums. Dryland access ensures that emergency vehicles can reach the structure and its occupants during a flood.

**What is meant by substantially damaged or substantially improved?**

Structures located in the floodplain are considered substantially damaged if they are damaged by 50% or more of the structure's equalized assessed value as listed before the damage occurred. The cost of repair is based on local market costs for the community and includes the cost of labor at prevailing wages. Under Wisconsin regulations, structures substantially damaged by flooding must meet the elevation standards for new construction as stated in Ch. NR 116, Wis. Admin. Code or if located within the floodway the structure must be relocated. Structures damaged by non-flood disasters must meet the NFIP elevation requirements as stated in 44 CFR 60.3.

Substantially improved structures are those structures which have had additions or been modified by 50% or more of the structure's equalized assessed value at the time the work was proposed and is cumulative over the life of the structure. A builder's estimate for the improvement is frequently used to determine the cost of the project.

**Why can't I have a walkout basement?**

In the floodplain, basements are defined as any enclosed area having its floor below ground level on all sides. Walk-out basements typically have at least one side at ground level and therefore are not considered basements. Structures with walk-out basements must have the lowest floor elevated to at least two (2) feet above the base flood elevation in order to be compliant with state and federal floodplain regulations.

For more information on Floodplain Management visit: <http://dnr.wi.gov/org/water/wm/dsfm/flood/communities.htm>

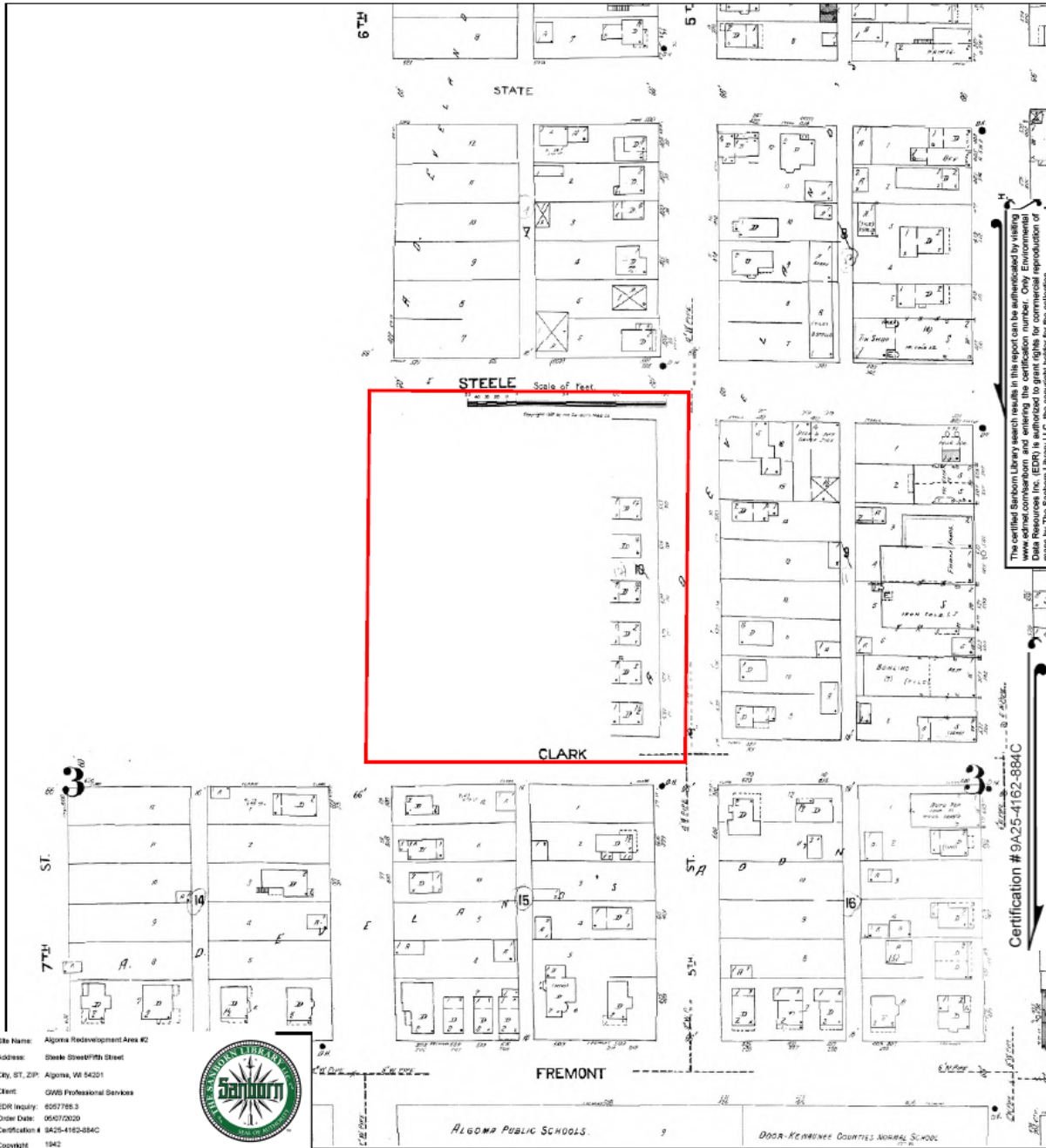
# Historical Development

## Sanborn Maps



### Certified Sanborn® Map

1942



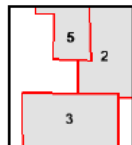
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Certification # 9A25-4162-884C

Site Name: Algoma Redevelopment Area #2  
 Address: Steele Street/7th Street  
 City, ST, ZIP: Algoma, WI 54201  
 Client: GWS Professional Services  
 EDR Inquiry: 6057766.3  
 Order Date: 05/07/2020  
 Certification #: 9A25-4162-884C  
 Copyright: 1942



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 5  
 Volume 1, Sheet 3  
 Volume 1, Sheet 2

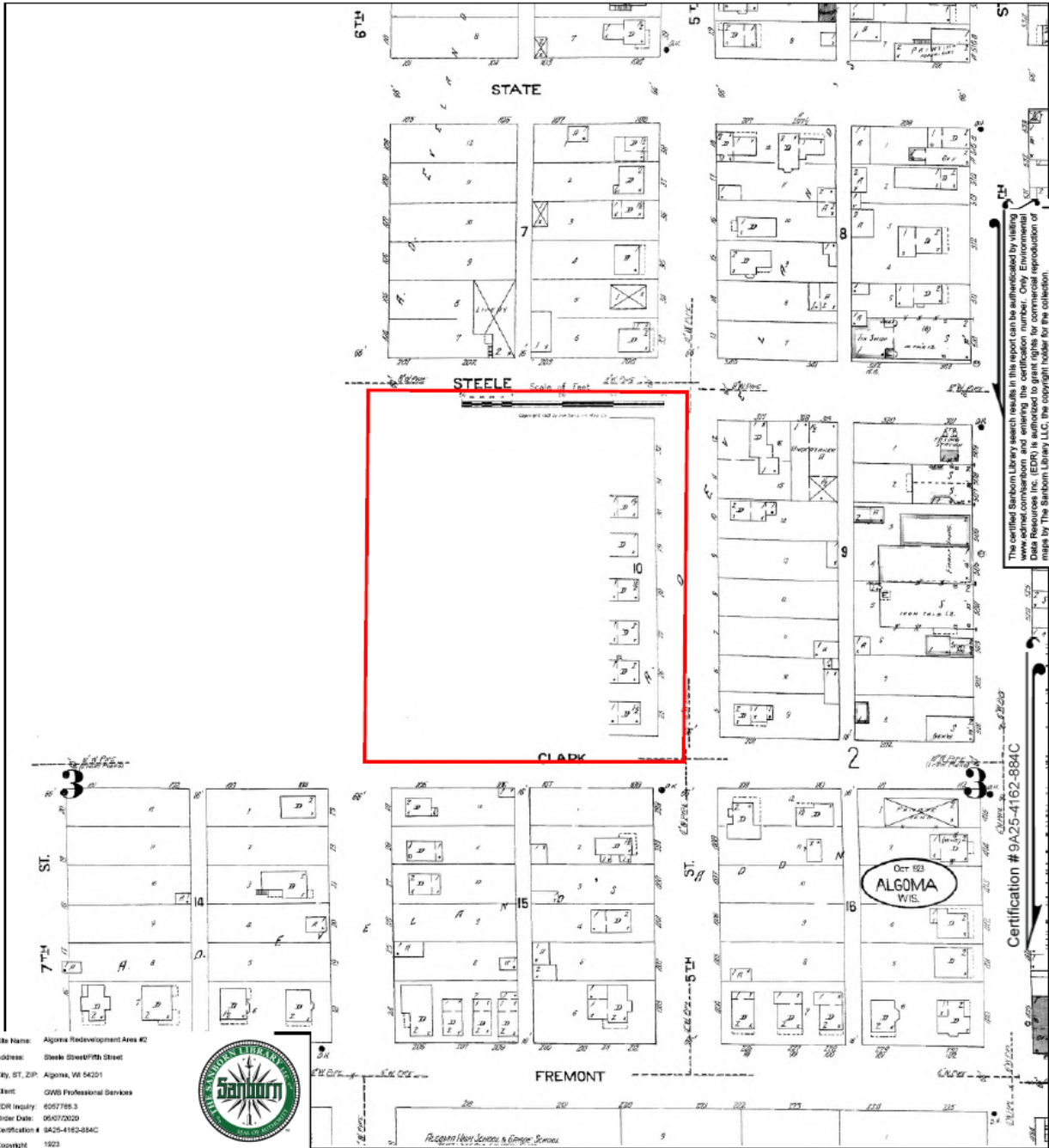


6057766 - 3 page 5



Certified Sanborn® Map

1923



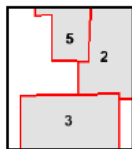
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Certification # 9A25-4162-884C

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 City, ST, ZIP: Algoma, WI 54201  
 Client: GWS Professional Services  
 EDR Inquiry: 6557765.3  
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 Certification #: 9A25-4162-884C  
 Copyright: 1923



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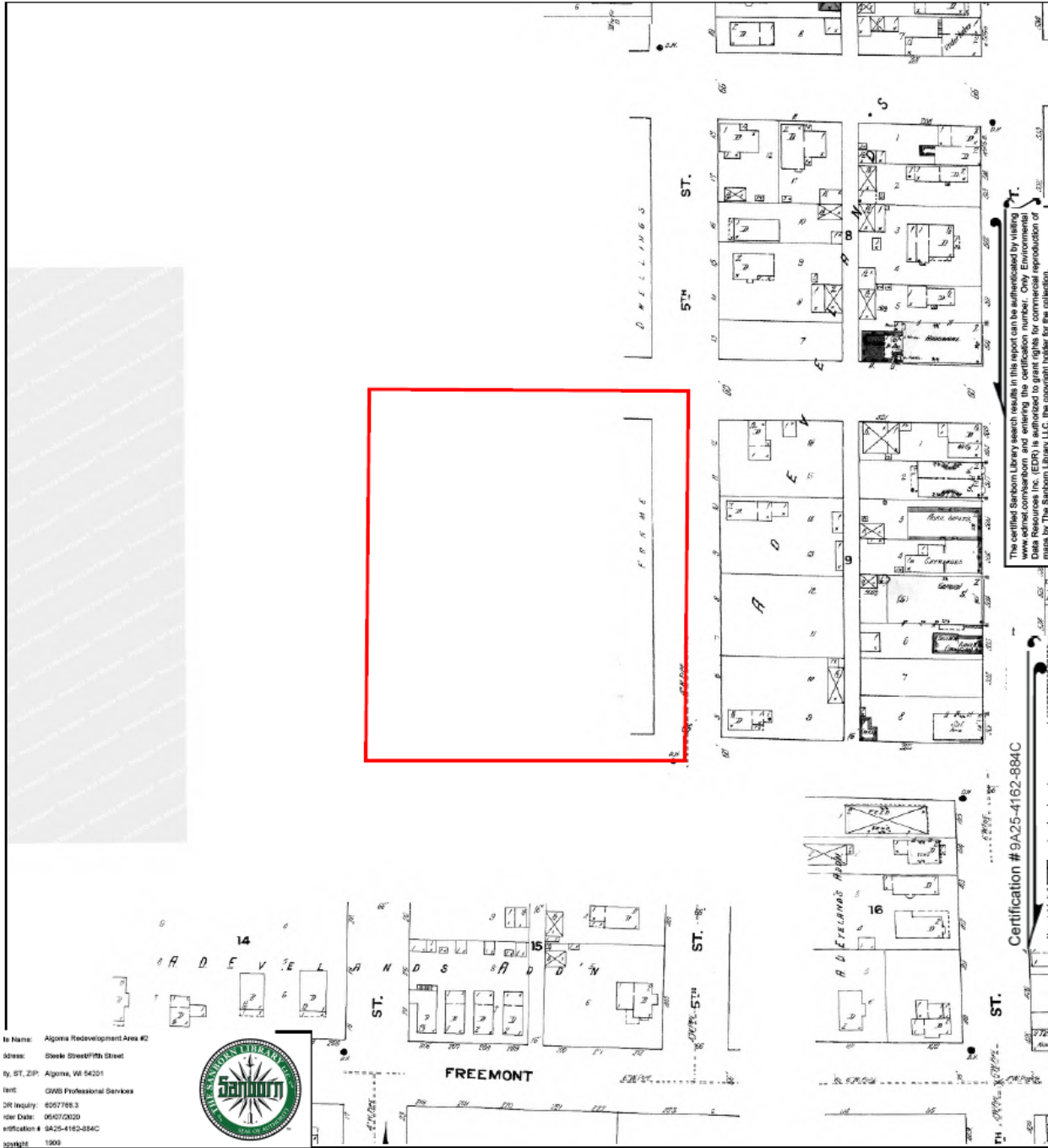
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- Volume 1, Sheet 2





Certified Sanborn® Map

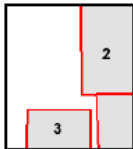
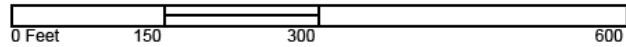
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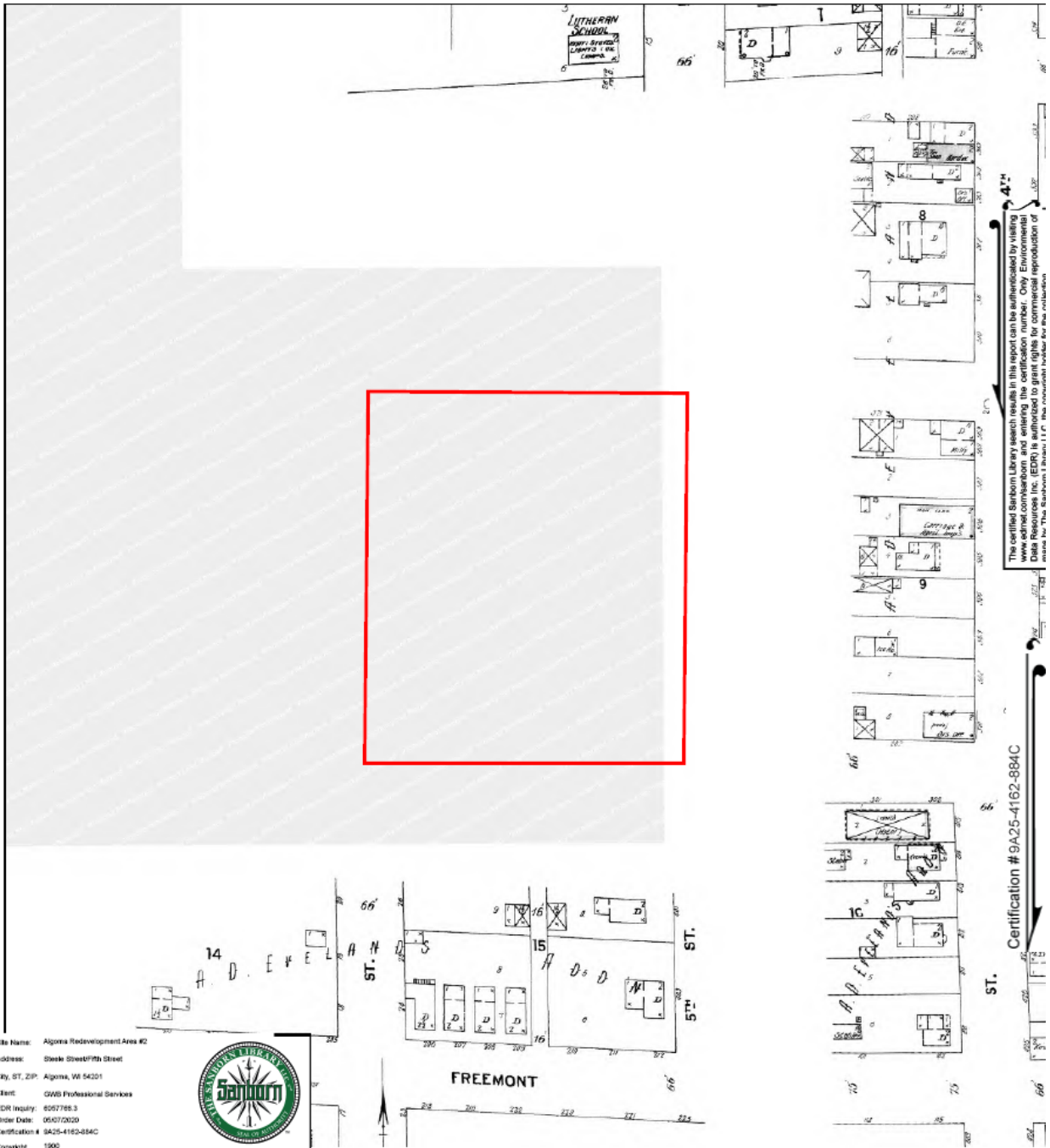






Certified Sanborn® Map

1900



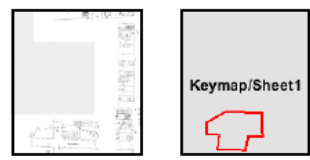
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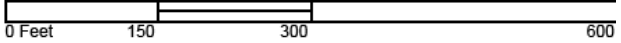
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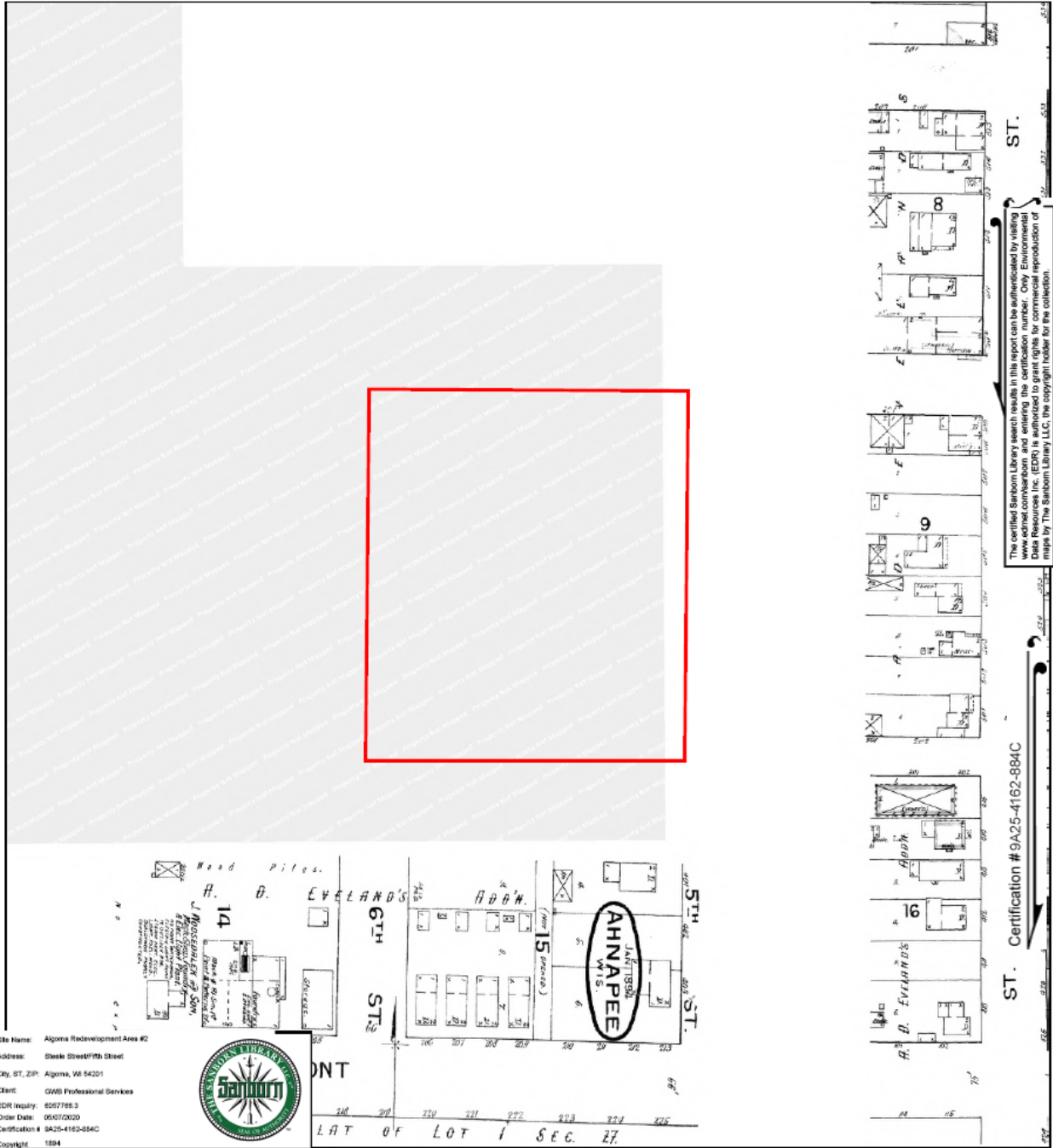
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Certified Sanborn® Map

1894



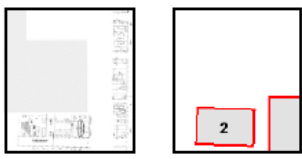
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ST. Certification # 9A25-4162-884C

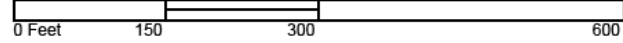
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 City, ST, ZIP: Algona, WI 54201  
 Client: GWS Professional Services  
 EDR Inquiry: 6057766.3  
 Order Date: 06/07/2020  
 Certification #: 9A25-4162-884C  
 Copyright: 1894



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Volume 1, Sheet 2



Aerial Photos





INQUIRY #: 6057766.8

YEAR: 2013

= 500'











INQUIRY #: 6057766.8

YEAR: 1992

\_\_\_\_\_ = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.





INQUIRY #: 6057766.8  
YEAR: 1981



— = 500'



INQUIRY #: 6057766.8

YEAR: 1969

\_\_\_\_\_ = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.





INQUIRY #: 6057766.8  
YEAR: 1938  
= 500'



## Public Hearing

### Property Owners Public Hearing Notice

The following public hearing notice letter was sent to all property owners within RA #2.



**CITY OF ALGOMA**  
A GREAT LAKES COMMUNITY  
*Live Healthy, Live Well, Live Algoma*

May 19, 2020

Property Owner Name  
Address  
Address

To: Property Owners within Block 10 A.D. Evelands Addition and Redevelopment Area #2

Re: Notice of Public Hearing Tuesday, June 9, 2020 at 6:00 PM

Dear Property Owner:

Last January the City of Algoma declared Block 10, A.D. Evelands Addition, also known as Redevelopment Area #2, to be a blighted area due to the preponderance of blighted properties on this block. Blight has taken root due to lack of maintenance and upkeep on some properties that is leading to dilapidation impacting other property owners who are trying to maintain their properties.

The City has established a Redevelopment Authority (RDA) to assist the City Council with planning, implementing, and financing a program to encourage redevelopment of blighted property. The City Council asked the RDA to prepare a plan of redevelopment for Block 10 as part of its resolution declaring this block to be blighted.

The RDA has completed a draft redevelopment plan and is ready to take it to a public hearing. This letter is being sent to all property owners in Block 10. This is your notice, pursuant to Wisconsin Statutes 66.1333(6)(b)3 that the public hearing will be held on **Tuesday, June 9, 2020 at 6:00 p.m.** The complete hearing notice as published in the Green Bay Gazette is attached for your reference.

The hearing will be held both on-line and in person at the Algoma City Hall Council Chambers located at 416 Fremont St., Algoma, WI. Social distancing guidelines will be followed.

**The hearing may be accessed on-line with these instructions:**

A copy of the redevelopment plan for Redevelopment Area #2 is available for review at Algoma City Hall or on the City's website ([www.algomacity.org](http://www.algomacity.org)).

We are required by State law to notify you that "the owner's property may be taken for urban renewal." Although the RDA has the power to condemn property, its intent is to effect voluntary purchases of the property found to be blighted. Voluntary purchase of other property not found to be blighted may also be considered at the RDA and City's discretion.

All interested parties shall be afforded a full opportunity to express their views on the proposed plan at the public hearing, but the hearing shall only be for the purpose of assisting the RDA in making its determination as to whether it will adopt the plan and in submitting its plan to the local legislative body. Any owner of property included within

416 Fremont Street, Algoma, WI 54201  
PH: (920) 487-5203 \* FAX: (920) 487-3499  
[Algoma@algomacity.org](mailto:Algoma@algomacity.org) \* [www.algomacity.org](http://www.algomacity.org)

the boundaries of the redevelopment plan who objects to the plan shall state the owner's objections and the reasons for objecting, in writing, and file the s document with the authority before the public hearing, at the time of the public hearing, or within 15 days after the hearing. The owner shall state his or her mailing address and sign his or her name.

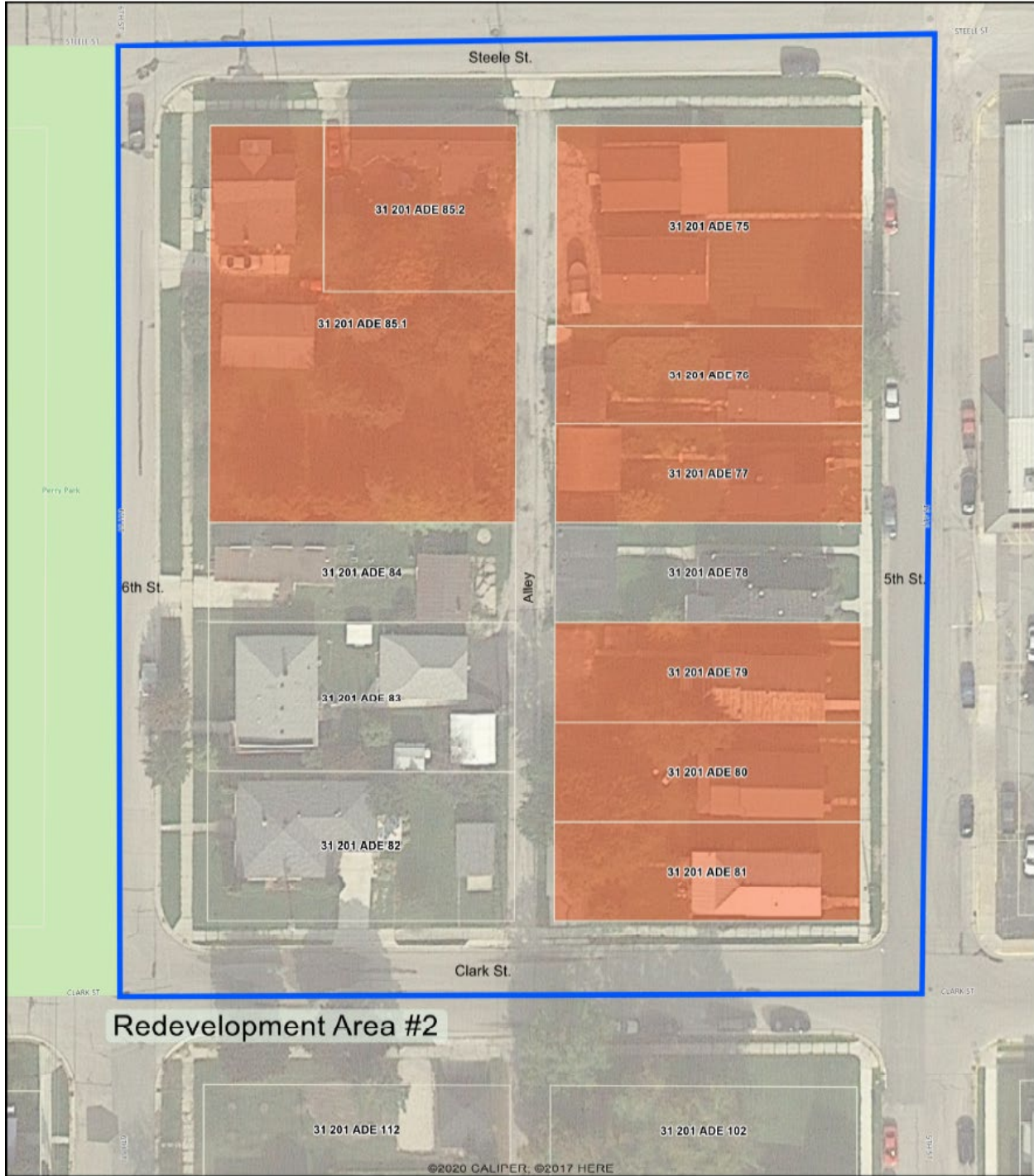
If you have any questions, or require additional information, please contact City Hall at (920) 487-5203. The City has retained Gary Becker to assist with this work. You may also contact Gary at (608) 444-0836 or [gwb@garywbecker.com](mailto:gwb@garywbecker.com).

Sincerely,

Marty Olejniczak, Chair  
Algoma Redevelopment Authority (RDA)

Enclosure:                   Map of Redevelopment Area #2  
                                  What a Blight Designation Means  
                                  Public Hearing Notice  
                                  Blight Determination Resolution

cc: Gary Becker



Redevelopment Authority  
of the City of Algoma, WI

**Exhibit A  
Redevelopment Area #2 Boundary**



November 18, 2019



Source: Kewaunee County GIS; City of Algoma; GWB Professional Services

Prepared by GWB Professional Services

## What A Blight Determination Means

Why should the public be concerned about the deteriorating condition of property? When one property is not maintained and falls into disrepair, aside from the fact it does not look good, it makes it much harder for the neighboring properties to sell - after all, who wants to live or invest money next to a place that is not being maintained? In order to sell their property, the neighbor needs to lower the price compared to similar property without a "run-down" neighbor. Often, this also means the neighboring property sits on the market for an exceptionally long time. And often it also means neighboring property will eventually not be maintained - after all, why invest the time and effort if you cannot get what the property is otherwise worth?

This sets up a cycle of disinvestment that over time can spread across blocks, affecting whole areas of a city. The state Legislature, first in the early 1950's and then again in the 1970's, passed a set of laws that give cities authority to address such blighting conditions.

There are certain procedures that need to be followed for cities to exercise this authority. The first step is documenting that blight exists in a majority (more than half) of property within a certain area. The City Council then reviews that documentation and must pass a resolution declaring that blight exists within that area. That "declaration of blight" then triggers the next issue - "what do we do about it?"

That question is answered by preparing a plan to eliminate the blighting conditions. The plan is a description of actions the City and the Redevelopment Authority intend to take to address the conditions of blight that are occurring within the defined area. There are a range of actions the public can take, but most of them involve public investment or incentives of some sort to encourage new investment in the blighted area. Those incentives could be directed to encouraging current property owners to invest in their own properties or it could be directed to encouraging new ownership and investment through redeveloping the area. Tax increment financing (TIF) is often used as a funding source, along with some grant programs available from the State.

Algoma is at the very beginning of this process. The City and RDA recognize that there are deteriorating property conditions that appear to be spreading. They have documented these conditions. The City Council passed a resolution declaring the area to be blighted. The next step will be to prepare a plan for how those conditions will be addressed. This does not mean the City or RDA will be exercising its power of eminent domain - that is only one of many possible responses the City may take. The decision of what actions to take come after a series of public meetings in which possible actions are discussed and debated. Eventually the RDA and the City will decide upon an appropriate course of action and will memorialize that in a formal redevelopment plan. This process can take anywhere from 3 to 9 months.

Once the plan has been approved, funding will need to be secured. This may or may not involve establishing a TIF district, which entails yet another public process, and securing funds from higher levels of government.

What this means to you as a property owner is that the local government is taking actions that will likely result in new public and private investment in that area. As a property owner, this should be a good thing on two levels. First, it means the cycle of disinvestment in that block may be over and that property values will likely stop dropping and stabilize. Secondly, as an investor, it could mean an opportunity to leverage your investment with public investment to add value to your property. It could also mean an outside investor becomes interested in buying these properties which could provide an opportunity for you to sell or become a partner in a potential redevelopment of the area.

Over the coming months, there will be several opportunities for you to provide your opinions to both the RDA and the City Council as a plan of redevelopment is put together. As a property owner, you will be notified of any public hearings that are scheduled. You may also request to receive RDA or City Council meeting notices - please contact Amber Shallow at City Hall.



**NOTICE OF PUBLIC HEARING  
REGARDING  
A PROPOSED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA NO. 2  
IN THE CITY OF ALGOMA, WISCONSIN**

NOTICE IS HEREBY GIVEN that on **June 9, 2020 at 6:00 p.m.** the Redevelopment Authority of the City of Algoma (RDA) will hold a Public Hearing pursuant to sections 66.1333(6)(b)3 of Wisconsin State Statutes in the City Council Chambers, 416 Fremont St., Algoma, WI. Physical distancing guidelines will be enforced. The hearing will also be conducted on-line and the public may participate via Zoom. Please contact City Hall prior to the day of the meeting to obtain the meeting id and password.

The City of Algoma declared Block 10, A.D. Evelands Addition to be blighted in January 2020. The RDA has subsequently prepared a plan of redevelopment for this area. The hearing is to provide the public an opportunity to review and comment on the redevelopment plan. A map of the redevelopment area is printed below. The map and draft plan may be found on the City's website shown below, or by visiting City Hall and requesting a copy. Reasonable opportunity will be afforded to all interested parties to express their view on the proposed redevelopment plan.

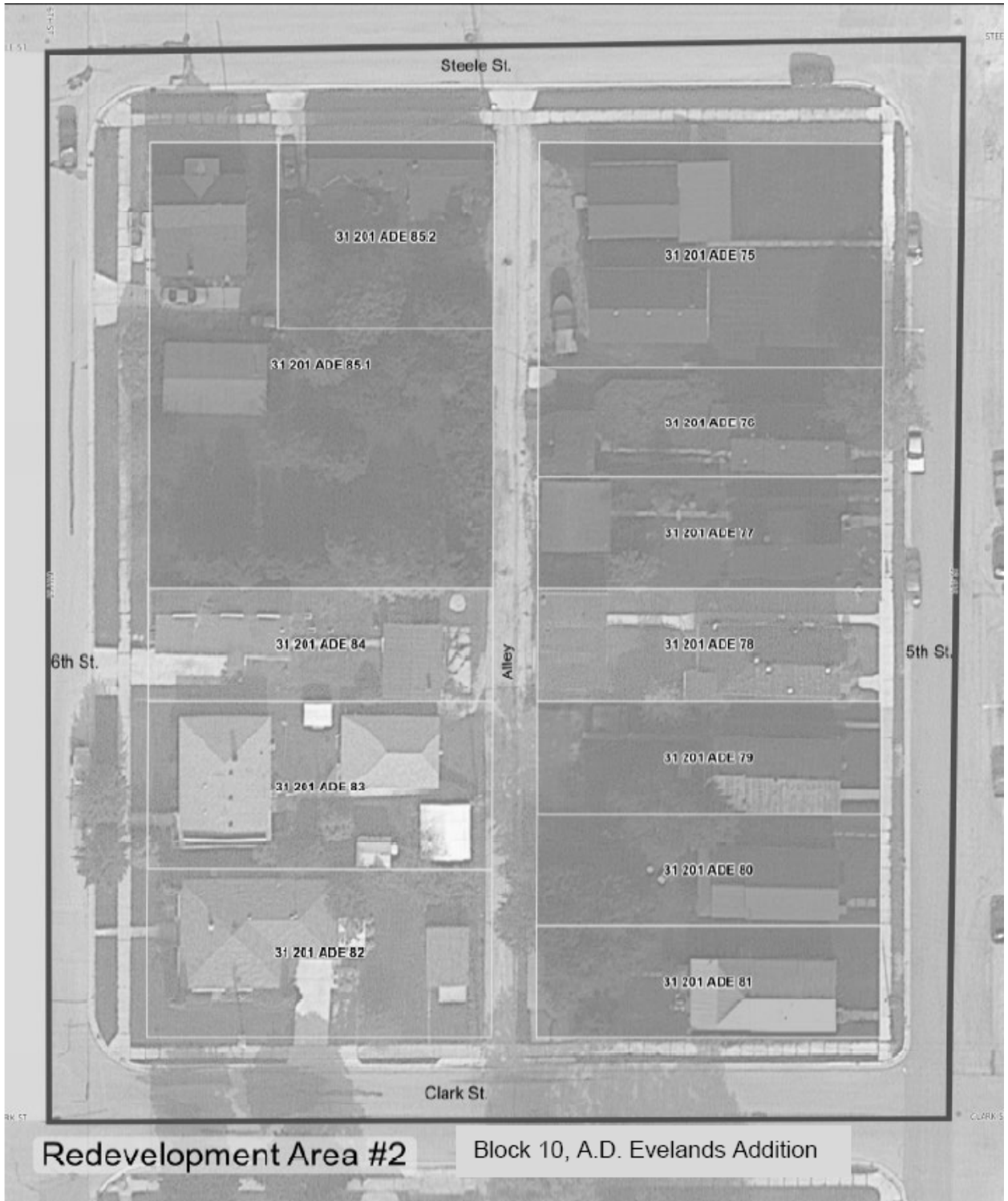
A copy of the redevelopment plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the draft plan may be made by contacting the City Clerk, City of Algoma, 416 Fremont St.; Phone (920) 487-5203 or by visiting the City website at <http://www.algomacity.org/>.

Dated this 19<sup>th</sup> day of May, 2020

Jamie Jackson  
Clerk

Publication Dates: May 22, 2020  
May 29, 2020

Proof of publication requested.



CITY OF ALGOMA  
COUNTY OF KEWAUNEE  
STATE OF WISCONSIN

COMMON COUNCIL  
RESOLUTION NO xxx – 2019

**DECLARING BLOCK 10, A.D. EVELANDS ADDITION A BLIGHTED REA**

**WHEREAS**, the Redevelopment Authority of the City of Algoma (RDA) has studied Block 10, A.D. Evelands Addition and determined that conditions exist sufficient to meet the statutory definition of blighted area under ss. 66.1333(2m)(b); and a finding supporting such conditions was transmitted to the City Council by the RDA; and,

**WHEREAS**, RDA requests the City Council of the City of Algoma (Council) to declare Block 10, A.D. Evelands Addition (Exhibit A to this Resolution) to be a blighted area in need of blight elimination and urban renewal projects as described in ss. 66.1333(6)(b)1.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Algoma, County of Kewaunee, Wisconsin, hereby declares Block 10, A.D. Evelands Addition, to be a blighted area in need of projects that will eliminate the blighting conditions documented by the RDA; and

**BE IT FURTHER RESOLVED**, that the City Council of the City of Algoma, County of Kewaunee, Wisconsin, hereby requests the RDA establish Redevelopment Area #2 in the City of Algoma and prepare a Redevelopment Project Plan for Block 10, A.D. Evelands Addition and submit said plan for approval by the City Council and that such plan may consider use of Tax Incremental Financing (TIF) so long as the statutory requirements for a Redevelopment Plan are met as described in 66.1333(6)(b)2.

ADOPTED BY ORDER OF THE COMMON COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY A VOTE OF \_\_\_\_\_ FOR AND \_\_\_\_\_ OPPOSED.

Approved: \_\_\_\_\_  
Wayne R. Schmidt,  
Mayor of the City of Algoma

Attest: \_\_\_\_\_  
Amber Shallow, Clerk  
City of Algoma

## Notice of RDA Redevelopment Plan Public Hearing

**NOTICE OF PUBLIC HEARING  
REGARDING  
A PROPOSED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA NO. 2  
IN THE CITY OF ALGOMA, WISCONSIN**

NOTICE IS HEREBY GIVEN that on **June 9, 2020 at 6:00 p.m.** the Redevelopment Authority of the City of Algoma (RDA) will hold a Public Hearing pursuant to sections 66.1333(6)(b)3 of Wisconsin State Statutes in the City Council Chambers, 416 Fremont St., Algoma, WI. Physical distancing guidelines will be enforced. The hearing will also be conducted on-line and the public may participate via Zoom. Please contact City Hall prior to the day of the meeting to obtain the meeting id and password.

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A copy of the redevelopment plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the draft plan may be made by contacting the City Clerk, City of Algoma, 416 Fremont St.; Phone (920) 487-5203 or by visiting the City website at <http://www.algomacity.org/>.

Dated this 19th day of May, 2020

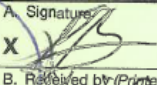
Jamie Jackson  
Clerk

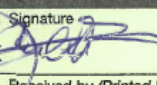
Publication Dates: May 22, 2020  
May 29, 2020




WI-500255687


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  </p> <p>B. Received by (Printed Name)                  DON CHIC</p> <p>C. Date of Delivery                  MAY 26 2020</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Donald Chic                  24 35 Reginald Hill                  De Pere WI 54115</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7017 0660 0000 5818 4153</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  </p> <p>B. Received by (Printed Name)                  Kevin Bradley</p> <p>C. Date of Delivery                  5/29/20</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Kevin Paul Bradley                  12391 County Rd D                  Grantsburg WI 54840</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7017 0660 0000 5818 4160</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

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<p>1. Article Addressed to:</p> <p>Kevin Paul Bradley                  402 W Prospect St                  Durand WI 53736</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7017 0660 0000 5818 4061</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>


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<p>1. Article Addressed to:</p> <p>Leed Kristin Wachsmuth                      528 Sixth St                      Algoma WI 54201</p>  <p>9590 9402 5638 9308 9079 81</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)                  7017 0660 0000 5818 4115</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<p>1. Article Addressed to:</p> <p>Lee + Bonnie Entringer                      522 Sixth St                      Algoma WI 54201</p>  <p>9590 9402 5638 9308 9079 98</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)                  7017 0660 0000 5818 4108</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<p>1. Article Addressed to:</p> <p>Gerald + Gail Walter                      E 6947 Washington Rd                      Algoma WI 54201</p>  <p>9590 9402 5638 9308 9079 67</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)                  7017 0660 0000 5818 4139</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt





ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE COVID-19 IMPACTS, PACKAGE DELIVER...

**USPS Tracking®**

[FAQs >](#)

[Track Another Package +](#)

**Tracking Number:** 70170660000058184146

[Remove X](#)

Your item was delivered to an individual at the address at 9:19 am on May 22, 2020 in SUAMICO, WI 54173.

 **Delivered**

May 22, 2020 at 9:19 am  
Delivered, Left with Individual  
SUAMICO, WI 54173

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**Text & Email Updates**



Feedback

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**Tracking History**



**May 22, 2020, 9:19 am**

Delivered, Left with Individual  
SUAMICO, WI 54173

Your item was delivered to an individual at the address at 9:19 am on May 22, 2020 in SUAMICO, WI 54173.

**May 22, 2020, 7:10 am**

Out for Delivery  
SUAMICO, WI 54173

**May 22, 2020, 6:58 am**

Arrived at Unit  
SUAMICO, WI 54173

**May 22, 2020, 12:01 am**

Departed USPS Regional Facility  
GREEN BAY WI DISTRIBUTION CENTER

**May 21, 2020**

In Transit to Next Facility

**May 20, 2020, 7:54 pm**

Arrived at USPS Regional Facility  
GREEN BAY WI DISTRIBUTION CENTER

ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE COVID-19 IMPACTS, PACKAGE DELIVER...

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 7017066000058184061

Remove X

Your item was delivered to an individual at the address at 2:24 pm on May 29, 2020 in GRANTSBURG, WI 54840.

 **Delivered**

May 29, 2020 at 2:24 pm  
Delivered, Left with Individual  
GRANTSBURG, WI 54840

Get Updates v

---

Text & Email Updates



Feedback

---

Tracking History



**May 29, 2020, 2:24 pm**

Delivered, Left with Individual  
GRANTSBURG, WI 54840

Your item was delivered to an individual at the address at 2:24 pm on May 29, 2020 in GRANTSBURG, WI 54840.

**May 29, 2020**

In Transit to Next Facility

**May 28, 2020, 10:14 pm**

Departed USPS Facility  
EAU CLAIRE, WI 54703

**May 28, 2020, 8:35 pm**

Arrived at USPS Facility  
EAU CLAIRE, WI 54703

**May 27, 2020, 10:18 am**

Departed USPS Regional Facility  
MINNEAPOLIS MN DISTRIBUTION CENTER

**May 27, 2020, 9:08 am**

Arrived at USPS Regional Facility  
MINNEAPOLIS MN DISTRIBUTION CENTER

May 23, 2020, 3:57 am  
Departed USPS Facility  
EAU CLAIRE, WI 54703

May 22, 2020, 6:21 pm  
Arrived at USPS Facility  
EAU CLAIRE, WI 54703

May 20, 2020, 11:16 pm  
Departed USPS Regional Facility  
GREEN BAY WI DISTRIBUTION CENTER

May 20, 2020, 7:54 pm  
Arrived at USPS Regional Facility  
GREEN BAY WI DISTRIBUTION CENTER

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Product Information 

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See Less 

Feedback

Tracking Number: 7017066000058184160

Remove 

Your item was delivered at 3:54 pm on May 29, 2020 in GRANTSBURG, WI 54840.

 **Delivered**

May 29, 2020 at 3:54 pm  
Delivered  
GRANTSBURG, WI 54840

Get Updates 

---

Text & Email Updates 

---

Tracking History 

May 29, 2020, 3:54 pm  
Delivered  
GRANTSBURG, WI 54840  
Your item was delivered at 3:54 pm on May 29, 2020 in GRANTSBURG, WI 54840.

May 28, 2020, 1:58 pm  
Notice Left (No Authorized Recipient Available)  
GRANTSBURG, WI 54840

May 28, 2020, 7:34 am  
Out for Delivery  
GRANTSBURG, WI 54840

May 28, 2020, 7:23 am  
Arrived at Unit  
GRANTSBURG, WI 54840

May 28, 2020, 1:27 am  
Departed USPS Facility  
EAU CLAIRE, WI 54703

May 27, 2020, 6:25 pm  
Arrived at USPS Facility  
EAU CLAIRE, WI 54703

May 27, 2020  
In Transit to Next Facility

May 26, 2020, 11:42 pm  
Departed USPS Regional Facility  
GREEN BAY WI DISTRIBUTION CENTER

May 26, 2020, 8:06 pm  
Arrived at USPS Regional Facility  
GREEN BAY WI DISTRIBUTION CENTER

Feedback

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Product Information



See Less ^

Tracking Number: 7017066000058184153

Remove X

Your item was delivered at 11:27 am on May 26, 2020 in DE PERE, WI 54115.

**Delivered**

May 26, 2020 at 11:27 am  
Delivered  
DE PERE, WI 54115

Get Updates

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Text & Email Updates



**Tracking History**



May 26, 2020, 11:27 am

Delivered

DE PERE, WI 54115

Your item was delivered at 11:27 am on May 26, 2020 in DE PERE, WI 54115.

May 22, 2020, 11:46 am

Notice Left (No Authorized Recipient Available)

DE PERE, WI 54115

May 21, 2020, 8:37 pm

Departed USPS Regional Facility

GREEN BAY WI DISTRIBUTION CENTER

May 21, 2020

In Transit to Next Facility

May 20, 2020, 7:54 pm

Arrived at USPS Regional Facility

GREEN BAY WI DISTRIBUTION CENTER

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**Product Information**



Feedback

See Less ^

**Tracking Number:** 7017066000058184139

Remove X

Your item was delivered to an individual at the address at 11:33 am on May 23, 2020 in ALGOMA, WI 54201.

**Delivered**

May 23, 2020 at 11:33 am

Delivered, Left with Individual

ALGOMA, WI 54201

Get Updates v

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**Text & Email Updates**



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**Tracking History**



May 23, 2020, 11:33 am

Delivered, Left with Individual

ALGOMA, WI 54201

Your item was delivered to an individual at the address at 11:33 am on May 23, 2020 in ALGOMA, WI 54201.

May 21, 2020, 12:24 pm

Notice Left (No Authorized Recipient Available)

ALGOMA, WI 54201

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**Product Information**



See Less ^

**Tracking Number:** 70170660000058184108

Remove X

Your item was delivered to an individual at the address at 2:33 pm on May 21, 2020 in ALGOMA, WI 54201.

**Delivered**

May 21, 2020 at 2:33 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201

Feedback

Get Updates v

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**Text & Email Updates**



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**Tracking History**



May 21, 2020, 2:33 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201

Your item was delivered to an individual at the address at 2:33 pm on May 21, 2020 in ALGOMA, WI 54201.

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**Product Information**



See Less ^

**Tracking Number:** 70170660000058184115

Remove X

Your item was delivered to an individual at the address at 2:33 pm on May 21, 2020 in ALGOMA, WI 54201.

 **Delivered**


May 21, 2020 at 2:33 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201

**Get Updates** 

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**Text & Email Updates** 

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**Tracking History** 

May 21, 2020, 2:33 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201  
Your item was delivered to an individual at the address at 2:33 pm on May 21, 2020 in ALGOMA, WI 54201.

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**Product Information** 

**See Less** 

Feedback

**Tracking Number:** 70170660000058184122

Remove X

Your item was delivered to an individual at the address at 2:39 pm on May 21, 2020 in ALGOMA, WI 54201.

 **Delivered**

May 21, 2020 at 2:39 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201

**Get Updates** 

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**Text & Email Updates** 

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**Tracking History** 

May 21, 2020, 2:39 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201  
Your item was delivered to an individual at the address at 2:39 pm on May 21, 2020 in ALGOMA, WI 54201.

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Product Information



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See Less ^

Tracking Number: 70170660000058184092

Remove X

Your item was delivered to an individual at the address at 9:33 am on May 21, 2020 in ALGOMA, WI 54201.

**Delivered**

May 21, 2020 at 9:33 am  
Delivered, Left with Individual  
ALGOMA, WI 54201

Get Updates v

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Text & Email Updates



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Tracking History



Feedback

May 21, 2020, 9:33 am  
Delivered, Left with Individual  
ALGOMA, WI 54201

Your item was delivered to an individual at the address at 9:33 am on May 21, 2020 in ALGOMA, WI 54201.

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Product Information



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See Less ^

Tracking Number: 70170660000058184085

Remove X

Your item was delivered to an individual at the address at 2:35 pm on May 21, 2020 in ALGOMA, WI 54201.

**Delivered**

May 21, 2020 at 2:35 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201

Get Updates v



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**Text & Email Updates** 

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**Tracking History** 

May 21, 2020, 2:35 pm  
Delivered, Left with Individual  
ALGOMA, WI 54201  
Your item was delivered to an individual at the address at 2:35 pm on May 21, 2020 in ALGOMA, WI 54201.

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**Product Information** 

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[See Less](#) 

**Tracking Number:** 7017066000058184078

[Remove X](#)

Your item was delivered to an individual at the address at 10:02 am on May 21, 2020 in ALGOMA, WI 54201.

Feedback

 **Delivered**

May 21, 2020 at 10:02 am  
Delivered, Left with Individual  
ALGOMA, WI 54201

[Get Updates](#) 

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**Text & Email Updates** 

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**Tracking History** 

May 21, 2020, 10:02 am  
Delivered, Left with Individual  
ALGOMA, WI 54201  
Your item was delivered to an individual at the address at 10:02 am on May 21, 2020 in ALGOMA, WI 54201.

May 21, 2020, 10:00 am  
Notice Left (No Authorized Recipient Available)  
ALGOMA, WI 54201

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**Product Information** 

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## RDA Minutes of Redevelopment Plan Public Hearing

City of Algoma Redevelopment Authority  
Meeting Minutes  
Tuesday, June 9, 2020, at 6:00 P.M.

**CALL TO ORDER:** Chairman Olejniczak called the meeting to order at 6:00 pm and asked for the roll to be called.

**PRESENT:** Chairman Marty Olejniczak, Wayne Schmidt, Scott Meverden, John Cross, Bill Vinnes

**ABSENT:** Brenda Stoller

**OTHERS PRESENT:** Jared Heyn, Administrator; Gary Becker, Consultant (Remote); Amber Shallow, Treasurer

### MEETING IN COMPLIANCE WITH OPEN MEETINGS LAW:

Chairman Olejniczak noted that the agenda was posted and the meeting was compliant with the open meetings law.

### APPROVAL OF, OR CHANGES TO, THE ORDER OF THE AGENDA:

**MOTION:** Wayne Schmidt moved to approve the agenda; Bill Vinnes seconded the motion. The motion was approved 5-0.

### APPROVAL OF MEETING MINUTES:

- May 12, 2020

**MOTION:** Scott Meverden moved to approve the March 23, 2020 minutes; John Cross seconded the motion. The motion was approved 5-0.

### PUBLIC COMMENT (Limited to 3 minutes per person)

Chairman Olejniczak asked if anyone present in the audience would like to speak regarding items not on the agenda and there were no comments.

### PUBLIC HEARINGS:

#### A. Public Hearing Regarding a Proposed Redevelopment Plan for Redevelopment Area No. 2

There were eight members of the public present, either in-person or remotely for the public hearing. Gary Becker presented an overview of the updated Redevelopment Plan for Redevelopment Area #2. The overview included the process thus far, the history of the block, the current conditions, and the proposed plan to eliminate blight and provide low-to-moderate income housing. Chairman Olejniczak opened the floor up to members of the public who wished to speak on the matter:

- Don Chic, 516 Steele Street – Asked if the property owners needed to provide any additional information to the City for the application. Mr. Shick also asked what the next steps would be regarding the City purchasing and

developing the properties. Olejniczak responded that it would be dependent upon whether or not the City receives the CDBG grant monies and in what amount.

- Katie Chic, 516 Steele Street – Asked if there would be an opportunity for current property owners to invest or buy in to the redevelopment plan and an estimated timeline. Olejniczak stated that a developer has not yet been identified. Heyn responded that the timeline is unclear at this point as there is currently no developer committed to the project, but that the City would look to begin the property acquisition phase of the project shortly after learning how much grant funding was received by the City. Olejniczak reiterated that it will be a lengthy process with several steps.
- William Andres, 516 Sixth Street – Asked when the negotiations with the property owners would begin. Olejniczak stated that the City would first need to know how much, if any, grant monies were awarded for the project before the property acquisition negotiations could take place. Andres stated that, due to the close proximity of the project to his property, he would look to negotiate with the City to acquire his property.
- Lee Entringer, 522 Sixth Street – Opposes the project, particularly the proposed apartment buildings on the east side and expressed a preference for duplexes. He cited concerns of tall buildings and increased traffic due to the apartment buildings.
- Kevin Bradley, 527 Fifth Street (Remotely) – Stated that he was receiving mixed information regarding when the City would be proceeding with the project and when the City would know when the monies are received. Bradley asked what the ramifications would be if the City did not receive the monies. Olejniczak stated that the RDA would address that question during its deliberations as it is not a simple “yes or no” answer. Bradley stated that the unclear messaging and unknown factors thus far have put him and other property owners in flux for the past couple of years.

Olejniczak closed the public hearing.

B. Public Hearing Regarding Proposed Application for Community Development Block Grant Public Facilities (CDBG-PF) Program Funds

There were eight members of the public present, either in-person, or remotely for the public hearing. Olejniczak stated that this public hearing was specifically considering the funding sources for the proposed redevelopment project. Heyn stated that the City was still working on the application and compiling the needed documentation and holding the public hearings. Olejniczak explained that there are two different proposed funding sources, the CDBG-CLOSE grant, which is not a competitive grant, and the CDBG-Public Facilities competitive grant. No members of the public spoke on the matter.

OLD BUSINESS: NONE

NEW BUSINESS:

A. Consideration or Resolution No. 5 Approving a Redevelopment Plan for Block 10 A.D. Evelands Addition and Establishing Redevelopment Area No. 2

Olejniczak provided an overview of the timeline and grant process. He stated that this was a great opportunity for the City to apply for the competitive grant. Olejniczak stated that should the City not receive the competitive grant, the project would be delayed, but the City would explore alternative options for redeveloping the project. Olejniczak further expressed that the plan was not rigid and would be subject to change what density of housing would be developed, but also expressed that the apartments would provide a transition from the existing single-family neighborhood to the downtown.

Olejniczak provided an overview of a likely RFP process of selecting a developer. Don Chic asked at what stage the potential developers would become involved. Olejniczak responded that the City would first need to know how much, if any, of the grant is awarded. Heyn added that the City would expect the results of the competitive grant by the middle of August. Schimdt stated that once the City knew the results of the competitive grant, he anticipated the City Council would authorize the City to begin acquiring property. Meverden expressed gratitude to the property owners for their patience and his excitement for the proposed project. Meverden also thanked Becker for his work thus far on the plan.

**MOTION:** Cross moved to approve Resolution No. 5 Approving a Redevelopment Plan for Block 10 A.D. Evelands Addition and Establishing Redevelopment Area No. 2; Vinnes seconded the motion. The motion was approved 5-0.

AGENDA ITEMS FOR NEXT MEETING: NONE

NEXT MEETING DATE:

The next meeting of the RDA is tentatively scheduled for July 14, 2020 at 6:00 pm.

ADJOURN:

**MOTION:** Bill Vinnes moved to adjourn the meeting; Wayne Schmidt seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 6:53 pm.

*Lee & Bonnie Entringer*

*522 6<sup>th</sup> Street*

*Algoma, WI 54201*

June 10, 2020

Open letter to the members of the Algoma Redevelopment Authority.

RE: Redevelopment Area #2 (Block 10, A.D. Evelands Addition)

While we agree that several properties on this block are in dire need of improvement, in general however, we oppose this current redevelopment plan.

This is already a high-traffic area with Perry Field/playground bordering the proposed development on one side and the city's only grocery store bordering the opposite side. Not to mention the elementary school just one block away. This will add a lot of new vehicle traffic to an area that already has a lot of pedestrian, bicycle, and vehicle traffic. Many children walk these streets and alleys on their way to/from school and the playground. This level of urban density will put a LOT of vehicle traffic back and forth on the alley in close proximity to anyone mowing lawns or shoveling snow (not to mention the associated noise.)

Buildings should fit the space for which they're intended, not overwhelm them. We feel two large multi-story apartment buildings are an inappropriate use of this space. None of the surrounding blocks are filled to capacity, there's grass, trees, flowers, picnic tables, swing sets, and the like. These buildings would tower over everything else in the area like a pair of guard towers. There would be a complete loss of privacy for anyone living on this block. This high of an urban density invariably leads to an increase in crime, noise, parking problems. (The nearest public parking lot is three-blocks away.)

Using large 3-4 story apartment buildings as a "transition area" from the commercial zoned properties might be a plausible idea if it weren't for the fact that the abutting commercial property is a single story building and a parking lot.

What about the already failing infrastructure? I get sewage backups in my basement now whenever we get an especially hard rain. The cable TV that goes out constantly. And, garbage collection. I'd just as soon NOT step out my back door to a view (and smell) of garbage dumpsters.

And, how are you going to deal with raising two-thirds of the block several feet above the flood level without causing all that water runoff to end up right in my garage, or in the basements and yards of the three remaining properties not included in this plan? How are you going to marry it into the existing sidewalks and streets.

This house has been in our family for decades. One of the reasons our family purchased it all those years ago was because it was surrounded by single family homes. Algoma being a "bedroom community" has little to offer, but living next to "low income" apartments is not where we want to retire.

Thank you for your time,  
Respectfully,

Lee & Bonnie Entringer

A handwritten signature in blue ink that reads "Bonnie Entringer". The signature is written in a cursive, flowing style. To the left of the signature, there is a blue ink scribble that appears to be a signature or initials, possibly "Lee Entringer".

June 10, 2020

To the Members of the Algoma Redevelopment Authority,

Our names are Kristin and Lee Wachsmuth, and we live at 528 6th St. We want to thank you for the time, effort, and professionalism that you have put into the redevelopment of Block 10, A.D. Evelands Addition. We appreciate your efforts to eliminate blight in our city.

As property owners on this block, we have concerns that we would like to express. Per the letter we received in the mail (dated May 19, 2020), we have within 15 days after the public hearing (which was held on June 9, 2020), to state any objections to the plan.

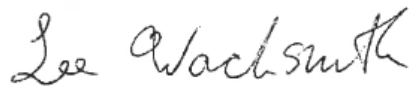
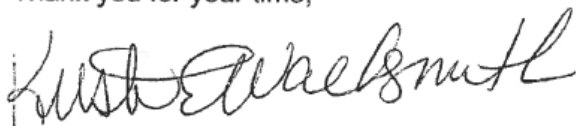
The first big concern that we would like to address is the heavy increase in traffic that will be present in our neighborhood. Having two young children at home, we worry about the influx of vehicles that will be coming out of the alley behind our backyard. Additionally, there are so many pedestrians--many of whom are children and teenagers--who walk and bike in this area as they utilize and enjoy Perry Park, walk to or from school, and go to the grocery store.

We also question whether building two large, three-story buildings is the right way to go about eliminating blight and "gradually changing from commercial to residential" areas of town, as was referenced in the public hearing on June 9th. To the best of our knowledge, there are no other structures in town that are three stories high (with the exception of churches). Is this the intended and desired future of Algoma, or will this development stick out in "Wisconsin's Most Beautiful Town?" As stated by a fellow property owner, we also feel that duplexes or other small residences would be more appropriate for this town and this redevelopment.

Another concern that we have stems from the floodplain. We understand the necessity of lifting new structures out of the floodplain. When making upgrades to the sewer, please be sure to consider the properties that are not part of this project and plan for appropriate drainage. We do not currently have issues with flooding in our basement or yard, and we do not want that to change.

Finally, we would like to share our frustration about the state of limbo that we have already been in for nearly two and a half years. While we understand that these projects take time, especially to do well, we ask that the RDA and City Counsel please act efficiently once the grant has been decided. Property owners in this area deserve to be able to move on with their lives, whether that means looking for a new home to raise their family or making improvements to their homes on this block.

Thank you for your time,



Kristin and Lee Wachsmuth  
528 6th St. Algoma, WI

## Resolutions

### RDA Resolution Approving Redevelopment plan

CITY OF ALGOMA  
COUNTY OF KEWAUNEE  
STATE OF WISCONSIN

REDEVELOPMENT AUTHORITY  
RESOLUTION NO. 5

#### APPROVING A REDEVELOPMENT PLAN FOR BLOCK 10 A.D. EVELANDS ADDITION AND ESTABLISHING REDEVELOPMENT AREA NO. 2

**WHEREAS,** the Redevelopment Authority of the City of Algoma (RDA) has designated the boundary of Redevelopment Project Area No. 2 (RA #2) which encompasses Block 10, A.D. Evelands Addition, prepared a redevelopment plan for said area, and conducted a public hearing after proper notification to the public and property owners; and

**WHEREAS,** the RDA has found the redevelopment plan to be feasible, in conformance with the Comprehensive Plan of the City of Algoma and meets the standards for a redevelopment plan as described in Wis. Stats. 66.1333(6);

**NOW, THEREFORE, BE IT RESOLVED,** the Redevelopment Authority of the City of Algoma hereby establishes Redevelopment Area #2 with the boundary described on the attached map labeled as Exhibit 1; and


**HEREBY** approves the redevelopment plan for Redevelopment Area No. 2 under 66.1333(6)(e) and recommends City Council approval of this document as the official redevelopment plan for Redevelopment Project Area No. 2.

This Resolution being adopted by the City of Algoma Redevelopment Authority at a duly scheduled meeting on June 9, 2020.

Approved: \_\_\_\_\_

  
Marty Olejniczak,  
Chair, Algoma Redevelopment Authority

Attest: \_\_\_\_\_

  
Jared Heyn  
Administrator, City of Algoma

## City Council Resolution Approving Redevelopment Plan

CITY OF ALGOMA  
COUNTY OF KEWAUNEE  
STATE OF WISCONSIN

COMMON COUNCIL  
RESOLUTION No. 1026 – 2020

### A RESOLUTION APPROVING A REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA NO. 2, BLOCK 10 A.D. EVELANDS ADDITION

**WHEREAS,** the Redevelopment Authority of the City of Algoma (RDA) has designated the boundary of Redevelopment Project Area No. 2 (RA #2), reviewed the plan for the same area and conducted a public hearing after proper notification to the public and property owners; and

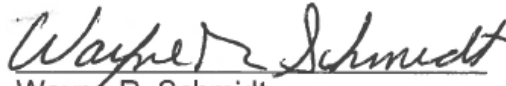
**WHEREAS,** the RDA has found the plan for RA #2 to be feasible, in conformance with the Comprehensive Plan of the City of Algoma and meets the standards for a redevelopment plan as described in Wis. Stats. 66.1333(6); and

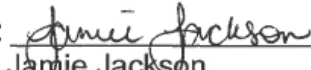
**WHEREAS,** the RDA duly noticed the public and affected property owners of a public hearing and conducted said public hearing at 6:00 p.m. on Tuesday, June 9, 2020. Following the hearing the RDA adopted a resolution approving the Redevelopment Plan and recommended the City Council act to adopt this as the official plan of redevelopment for Redevelopment Project Area No. 2;

**NOW, THEREFORE, BE IT RESOLVED,** that the Common Council of the City of Algoma, duly assembled this 16<sup>th</sup> day of June, 2020, hereby approves the redevelopment plan for Redevelopment Project Area No. 2 under 66.1333(6)(e).

ADOPTED BY THE COMMON COUNCIL AT A SPECIAL MEETING THEREOF ON THE 16<sup>TH</sup> DAY OF JUNE, 2020, BY A VOTE OF 8 FOR AND 0 OPPOSED.

Approved:

  
Wayne R. Schmidt,  
Mayor of the City of Algoma

Attest:   
Jamie Jackson,  
Clerk of the City of Algoma