

Rehabilitation & Conservation Finding

Tax Incremental District #5

For

Village of Belleville, Wisconsin

August 19, 2009



INTRODUCTION

This report was prepared by Ehlers in conjunction with Village Staff to document the finding that the proposed Tax Increment District (TID) No. 5 complies with Wisconsin Tax Increment Financing Law in respect to conditions of real property, specifically to meet the statutory requirements of an area in need of rehabilitation or conservation work.

Wisconsin Tax Increment Law requires that in creating a Rehabilitation Tax Increment District (TID), the Governing Body must adopt a Resolution that finds that not less than 50% of the area in the proposed TID is in need of rehabilitation or conservation work.

The area within the proposed TID #5 consists of 20.13 acres. 10.7 acres, or 53% of the total area, meets the statutory definition of an area in need of rehabilitation or conservation.

LEGAL STANDARDS AND DEFINITIONS

The following standards and definitions are used as the basis for this report:

“Rehabilitation or Conservation Work”

Tax Increment Law, Wisconsin Statutes ss. 661337 (2m) defines “Redevelopment or Conservation Work as:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of an urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project.

CONDITIONS

In the area proposed for inclusion within the Village of Belleville’s TID No. 5, there are a number of conditions that meet the statutory standards for “rehabilitation or conservation work”. These conditions include:

1. Remove or prevent the spread of blight or deterioration.
2. Obsolete uses.
3. Address traffic hazards
4. Provision of land needed for public facilities

Properties necessary to prevent the spread of blight or deterioration



11 East Main



3 East Main



41 E. Main



15 River Street



20 South Park



15 North Vine



20 South Park



201 South Vine



119 West Main



137 West Main



115 West Main



131 West Main

Obsolete Uses – Residential Properties in Areas Identified for Long-Term Commercial/Industrial Use



4 West School



9 East River



11 West Pearl



111 East Main



105 East Pearl

Properties where Traffic Hazards Exist



103 and 107 West Main

Driveway approaches where access is not needed.

Properties needed for public facilities

- 24 West Main – Village Hall
- Veterans Park Located on River Street
- 31 East Main – Police Department
- 33 East Main – Fire Department
- 20 River Street – Public Works