

Introduction

The project area of this Plan is referred to as the West Canal/Riverwalk Zone in downtown Neenah. *The West Canal/Riverwalk Zone Redevelopment Plan* creates the statutory tool empowering the Community Development Authority (CDA) of the City of Neenah, Wisconsin to implement projects and recommendations contained in this and other plans affecting the downtown area.

The project area of the Redevelopment Plan is generally bounded on the **east** by Oak Street and First Street; on the **south** by Doty Avenue east of Walnut Street, and West Canal Street west of Commercial Street; on the **west** by Church Street one block north of Wisconsin Avenue, and Commercial Street north to the Fox River; and on the **north** by the north shore of the Fox River and one block south of East North Water Street.

More than five years of community-based planning was conducted to develop a revitalization strategy for Neenah's downtown waterfront. As a result of this planning effort, community leaders concluded, instinctively, that bringing an exciting waterfront to the business district offered untapped opportunity. But there were simply too many barriers to be effective. The realization though that the concept could work the opposite way, by bringing the downtown to the waterfront, opened the door to the integration of business, recreational, and cultural uses – a powerful combination in an urban setting. With that strategy in mind, five redevelopment sites were identified within the Riverwalk Zone that hold potential for high value construction, new tax base, and job creation. All of the sites are linked closely to the Neenah Riverwalk at Shattuck Park, a \$3.2 million signature public-private partnership project that is delivering a 1.5-mile barrier-free riverwalk and a variety of enhancements to our downtown waterfront. This project has piqued the community's interest and enthusiasm to support clustered, infill development projects in a revitalized Downtown Riverwalk Zone.

The West Canal Redevelopment project site is one of the five economic impact locations that can provide immediate and dramatic positive impact if urban revitalization challenges there can be overcome. A public-private partnership is needed to reclaim an underutilized, blighted brownfield site into a vital commercial property and the location of needed public parking. The challenges associated with this site are representative of conditions throughout the project area of this Redevelopment Plan.

Many of the properties that make up the project area have been near to or the site of industrial and commercial uses that may have impaired the environmental quality of the local soil and groundwater, thus creating potential environmental liability for prospective owners and operators on blighted properties. Lack of sufficient parking to support redevelopment is a deterrent to private investment in the downtown.

Some properties lack sufficient site and use arrangement to effectively accommodate safe transportation movements and internal parking needs. Some long-standing uses of property have become functionally, physically, or economically obsolete, leading to lack of maintenance and continuing disrepair. Other properties are underutilized and face development obstacles too great to overcome without the commitment of public investment in redevelopment activities.

In conclusion, the revitalization strategy the City of Neenah and CDA have developed is being impeded by project area conditions including brownfield conditions, inadequate parking, land use issues, obsolescence, and traffic circulation and access problems. The properties experiencing these conditions are considered blighted within statutory definitions, and are in need of redevelopment to ensure the long-term economic growth of the project area.

Statutory Authority

This plan has been prepared and adopted under provisions of Sec. 66.1331 and Sec. 66.1333, Wis. Stats.

Redevelopment Area

The boundaries of the redevelopment project area are illustrated in Figure 1, and described in Exhibit A. The boundaries are coterminous with those of Tax Increment District #8 Riverwalk Zone, which provides the funding mechanism for redevelopment projects in the area. The goals and objectives set forth in the Redevelopment Plan are consistent with those of the Tax Increment District Project Plan.

Redevelopment Objectives

The City of Neenah is now in the third era of reinventing its downtown. In the 1800's, the City's riverfront was dominated by many small mills and river navigation uses. In the 1900's, the waterfront became dominated by several of the nation's largest paper companies, who needed the Fox River for mill power and process water. The next phase in the City's downtown revitalization strategy is to provide office space for a growing service sector economy, to provide new downtown residential lifestyle options, and to provide open space enhancements that will allow the public to enjoy the Fox River. General redevelopment objectives of this Plan are:

- Eliminate obsolete uses and buildings, blighting influences, and environmental deficiencies that detract from the economic, functional and aesthetic quality of the downtown.
- Assemble land into parcels suitable for disposition and redevelopment.
- Provide needed public parking through vertical expansion and construction of a multi-story parking structure, a strategy that avoids disturbance to nearby historic buildings and adjoining residential neighborhoods.
- Provide project and site improvements, including environmental remediation, utilities, streets, pedestrian ways, parking facilities, and other improvements necessary for carrying out the redevelopment objectives of this Plan.
- Provide cleared and fully improved sites for mixed-use projects to include residential, commercial, and retail development.

- Improve traffic circulation patterns through road improvements and site assemblage activities that promote ease, convenience and safety for both pedestrian, vehicular, and public transit forms of transportation.
- Promote a pattern of clustered development to preserve open space and maximize use of public infrastructure.
- Support committed public-private partnerships to achieve high value development projects.
- Provide improved recreational, cultural, and social offerings at the urban waterfront through public improvements and community facility enhancements.
- Promote development at the urban waterfront as a mechanism to fostering a downtown experience that offers a diverse mix of shopping, dining, and entertainment experiences.
- Recruit businesses to the downtown that can offer quality, recession-resistant jobs.
- Offer a superior quality of life that will attract and retain employers and employees.

Consistency with Local Plans

This plan is consistent with the recommendations contained in the following community plans:

City of Neenah 2020 Comprehensive Plan
Tax Increment District #8 Riverwalk Zone Project Plan
Neenah Waterfront Design and Development Master Plan
The City of Neenah Downtown Parking Management Study
Downtown Neenah Market Analysis & Branding Study

These plans may be amended from time to time. The *West Canal/Riverwalk Zone Redevelopment Plan* is intended to be consistent with any changes or modifications in these plans as they may be amended and adopted.

All of these documents are available for viewing during normal business hours at the City of Neenah, Community Development Department, City Administration Building, 211 Walnut Street, Room 313, Neenah, WI.

Existing Conditions

Existing uses of land in the project area are depicted on Table 1 and Figure 2.

Existing zoning classifications in the project area are depicted on Table 1 and Figure 3.

The existing condition that most impedes achievement of the redevelopment objectives for the project area is the extent of real or perceived environmental concerns. The properties that make up the project area have been near to or the site of industrial and commercial uses that may have

impaired the environmental quality of the local soil and groundwater, thus creating potential environmental liability for prospective owners and operators on the properties. The record of historic uses in the area, the possibility of impacted fill soils, known groundwater contamination sources, and other suspected contamination factors are all recognized environmental concerns. These types of environmental concerns deter redevelopment because the private sector and other interested parties are risk adverse with regard to facing large and potentially catastrophic clean-up and liability challenges.

In the City's planning efforts, local businesses have identified potential for future growth in the downtown, but they need access to critical public infrastructure in order to be retained within the central business district. Several key properties have been identified that should be redeveloped to facilitate future business growth. One critical factor for growth is the need for additional public parking. With the current building density in the downtown area, this parking can only be provided through vertical expansion from construction of a multi-story parking structure. The structure provides needed parking without disturbance to historic buildings and adjoining residential neighborhoods.

Proposed Uses of the Area

Proposed redevelopment sites and uses are depicted in Figure 4. Obsolete residential uses at the south and east sides of the project area are targeted for conversion to commercial development that encourages the highest and best use. Public space at Shattuck Park and the Riverwalk Zone is targeted for significant improvement with high quality social, cultural, and recreational offerings. Uses at the north and west ends of the project area are targeted for high-value commercial, mixed use, and public parking development.

The West Canal Redevelopment Project is a community effort to reclaim an underutilized brownfield site into a vital commercial property and the location of needed public parking. The project site is made up of six parcels. Current uses of land are two-story commercial office, public parking, private employer parking, and a water power canal. A committed public-private partnership has made commitments to support achievement of this exciting project.

Redevelopment of the West Canal project site will involve the assemblage by the Neenah Community Development Authority (CDA) of all land required, asbestos abatement and demolition of the existing structure and surface asphalt removal in the project area, relocation of public and private utilities, extending a water intake piping system at the bed of the water power canal to serve industrial client needs, filling of the abandoned water canal, management and/or disposal of impacted soils, environmentally sound substructure construction, construction of an environmental/performance standard cap, site preparation and infrastructure installations, and construction of the parking structure and office building.

A local employer will own and occupy the seven-story 175,000 square foot office building. This new corporate headquarters will accommodate the company's plan to increase its Neenah workforce from 500 to 1000 employees over the next three years. A public parking ramp with a capacity of at least 900 stalls will support both the office center and other parking needs within the central business district.

Standards of Population Density, Land Coverage, and Building Intensity after Development

Properties in the project area will be developed in accordance with applicable municipal zoning, subdivision, and other land use regulations that govern population density, land coverage, and building intensity.

Present and Potential Equalized Value

The total equalized value of parcels in the project area as of January 1, 2004 is estimated at \$7,136,819.

The potential total equalized value, based on proposed redevelopment sites and uses, is estimated to reach \$72,534,370 by the year 2027. This represents an increase in total equalized value of \$65,397,551 from present value.

Proposed Changes in Zoning, Building Codes, Ordinances, and Maps

Redevelopment sites could be rezoned to best meet the developmental needs for specific projects. Some downzoning from Industrial to Commercial classification is anticipated in the West Canal Redevelopment project area. Planned Development District classification could be attained for sites that would feature mixed use projects.

This Redevelopment Plan anticipates no changes to building codes, maps, or other related ordinances and regulations.

Proposed Site Improvements and Utilities

Potential project activities, site improvements and utility installations that could be undertaken by the CDA and/or the City of Neenah include, but are not limited to:

- Acquisition and land assemblage
- Asbestos abatement and demolition of buildings, other site improvements
- Installation/relocation of key infrastructure and utilities
- Site preparation
- Environmental remediation and clean-up
- Construct public use facilities (parking, pedestrian ways, plazas, riverwalks, etc.)
- Property disposition
- Relocation
- Redevelopment funding
- Administration

A detailed listing of project activities and estimated costs for the West Canal Redevelopment Project is provided in Table 3. Project activities and estimated costs for other redevelopment projects that might be undertaken in the future would be provided through an amendment to this Plan.

Developer agreements will be entered into to assure the quality of development and the fulfillment of the public purpose of blight elimination and economic enhancement in the project area.

Project Financing

CDA bonding, as provided in authorizing legislation, is the primary financing method anticipated for redevelopment activities undertaken through this Plan. Principal and interest on the CDA bonds could be paid through payments made by the City to the CDA from tax increment revenues on increased taxes that new development within Tax Increment District #8 Riverwalk Zone would generate. Additional revenues could be generated by the sale or lease of property in the project area.

The City of Neenah could also choose to bond separately for improvements in the project area, utilizing its normal borrowing channels.

Performance Standards

Throughout the implementation of any redevelopment project activities, developers and contractors will adhere to the provisions of applicable municipal, state and federal codes and ordinances, including but not limited to zoning, building and construction, subdivision and platting, public works and traffic, site plan review standards, and any deed restrictions or easements in force at particular land parcels.

Plan Amendments

This Plan may be amended at any time in accordance with the provisions of Sec. 66.1333 (11), Wis. Stats. If the Plan is modified, a public hearing will be conducted by the CDA. All modifications to the plan must be approved by the CDA, and approved by the Neenah Common Council on a two-thirds majority vote.

Relocation of Displaced Persons and Businesses

Persons and businesses displaced by project activities will be relocated in accordance with applicable state and federal laws and regulations. Relocation plans for the project will be filed with the Department of Commerce, Relocation Unit, Division of Community Development. Approved relocation plans will serve as the basis for all relocation payments made as part of project activities.

Land Acquisition and Disposition

It is anticipated that the CDA and/or the City of Neenah will acquire land for blight elimination and project development purposes as a result of implementing this Plan. All purchase negotiations and any subsequent sale or disposition will be completed within the legal requirements imposed on the CDA and City for such undertakings.

Blighted Area Finding

This Redevelopment Plan finds that not less than a preponderance or substantial amount, by land area and number of parcels, of the properties within the project area are blighted within the statutory meaning set forth in Sections 66.1331 and 66.1333, Wis. Stats. (See Exhibit B). A list of those properties determined to be blighted are depicted on Table 4. Based on broad conditions within the overall project area and specific conditions at particular parcels blight is present in the form of:

- Known and perceived environmental concerns.
- Functional, physical, and economic obsolescence due to properties not developed for their highest and best use.
- Inadequate and inefficient parking to support business expansion.
- Traffic circulation and access deficiencies that limit site development and pose threats to the public's safety.
- Physical and/or visual deterioration of structures and site improvements.

TABLE 1

**PARCEL AND USE LISTING
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN**

Parcel Number	Parcel Address	Owner	Zoning	Land Use
10-33	251 E. Wisconsin Avenue	Gordon & Claudette Stillings	C1	Comm
10-34	247 E. Wisconsin Avenue	R & R Valley Properties, LLC	C1	Comm
10-35	241 E. Wisconsin Avenue	Kane Lodge No. 61	C1	Fraternal
10-36	231 E. Wisconsin Avenue	Direnzo & Bomier	C1	Comm
10-37	219 E. Wisconsin Avenue	Words Unlimited	C1	Comm
10-39	211 E. Wisconsin Avenue	Busch Investment Property	C1	Comm
10-46	212 E. Doty Avenue	George Kessler	M2	Res.
10-50	226 E. Doty Avenue	Patricia Zeh, J Hulbert	C1	Res.
10-51	230 E. Doty Avenue	Direnzo & Bomier	C1	Comm
10-54	244 E. Doty Avenue	Birtch Family LLC	C1	Comm
10-55	113 Oak Street	Ronald Green	C1	Res.
10-56	250 E. Doty Avenue	John & Paul Arts	C1	Res.
10-334	133 N. Commercial Street	Neenah Paper Co.	I2	Mfg.
3-132	163 E. North Water Street	Theda Clark Credit Union	C1	Comm
3-133	169 E. North Water Street	Theda Clark Medical Center	C1	Comm
3-140	181 E. North Water Street	United Community Services	C2	Comm
10-340	125 N. Commercial Street	Neenah Downtown Redev.	C2	Comm
10-380	101 W. Canal Street	Kellett Professional Center	C2	Comm
10-335 pt.	128 N. Commercial Street	Kimberly-Clark Corporation	I2	Mfg.
10-382	131 W. Canal Street	City of Neenah	I2	Public Parking
10-381	121 W. Canal Street	City of Neenah	I2	Public Parking
10-383	135 N. Church Street	City of Neenah	I2	Public Parking
3-1000	Water Power Canal	Neenah-Menasha Water Power	I2	Mfg.
10-363	210 E. Wisconsin Avenue	City of Neenah	C2	Public Park
10-364	240 E. Wisconsin Avenue	City of Neenah	R1	Public Library
10-365	250 E. Wisconsin Avenue	City of Neenah	R1	Public Library

TABLE 2
PARCEL AND VALUATION LISTING
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN

Parcel Number	Owner	Land Assessed Value	Improvements Assessed Value	Real Estate Total Assessed Value	Total Equalized
10-33	Gordon & Claudette Stillings	\$27,800	\$148,500	\$176,300	\$219,006
10-34	R & R Valley Properties, LLC	\$40,500	\$155,300	\$195,800	\$243,230
10-35	Kane Lodge No. 61	Exempt	Exempt	Exempt	Exempt
10-36	Direnzo & Bomier	\$75,100	\$549,300	\$624,400	\$775,652
10-37	Words Unlimited	\$107,500	\$360,500	\$468,000	\$581,366
10-39	Busch Investment Property	\$42,300	\$105,400	\$147,700	\$183,478
10-46	George Kessler	\$34,600	\$411,800	\$446,400	\$554,534
10-50	Patricia Zeh, J Hulbert	\$14,300	\$47,200	\$61,500	\$76,398
10-51	Direnzo & Bomier	\$15,700	\$52,200	\$67,900	\$84,348
10-54	Birtch Family LLC	\$17,600	\$162,400	\$180,000	\$223,602
10-55	Ronald Green	\$15,600	\$50,000	\$65,600	\$81,491
10-56	John & Paul Arts	\$17,300	\$109,300	\$126,600	\$157,267
10-334	Neenah Paper Co.	Manufacturing	Assessment		\$2,156,000
3-132	Theda Clark Credit Union	\$43,700	\$202,000	\$245,700	\$305,217
3-133	Theda Clark Medical Center	\$45,300	\$315,900	\$361,200	\$448,696
3-140	United Community Services	Exempt	Exempt	Exempt	Exempt
10-340	Neenah Downtown Redev.	Manufacturing	Assessment		\$340,300
10-380	Kellett Professional Center	\$86,800	\$474,900	\$561,700	\$697,764
10-335 pt.	Kimberly-Clark Corporation	\$6,843	\$0	\$6,843	\$8,469
10-382	City of Neenah	Exempt	Exempt	Exempt	Exempt
10-381	City of Neenah	Exempt	Exempt	Exempt	Exempt
10-383	City of Neenah	Exempt	Exempt	Exempt	Exempt
3-1000	Neenah-Menasha Water Power	Exempt	Exempt	Exempt	Exempt
10-363	City of Neenah	Exempt	Exempt	Exempt	Exempt
10-364	City of Neenah	Exempt	Exempt	Exempt	Exempt
10-365	City of Neenah	Exempt	Exempt	Exempt	Exempt
Totals		\$590,943	\$3,144,700	\$3,735,643	\$7,136,819

Source: City of Neenah Assessor's Tax Records, 2004 Equalization Ratio: 80.5%

TABLE 3

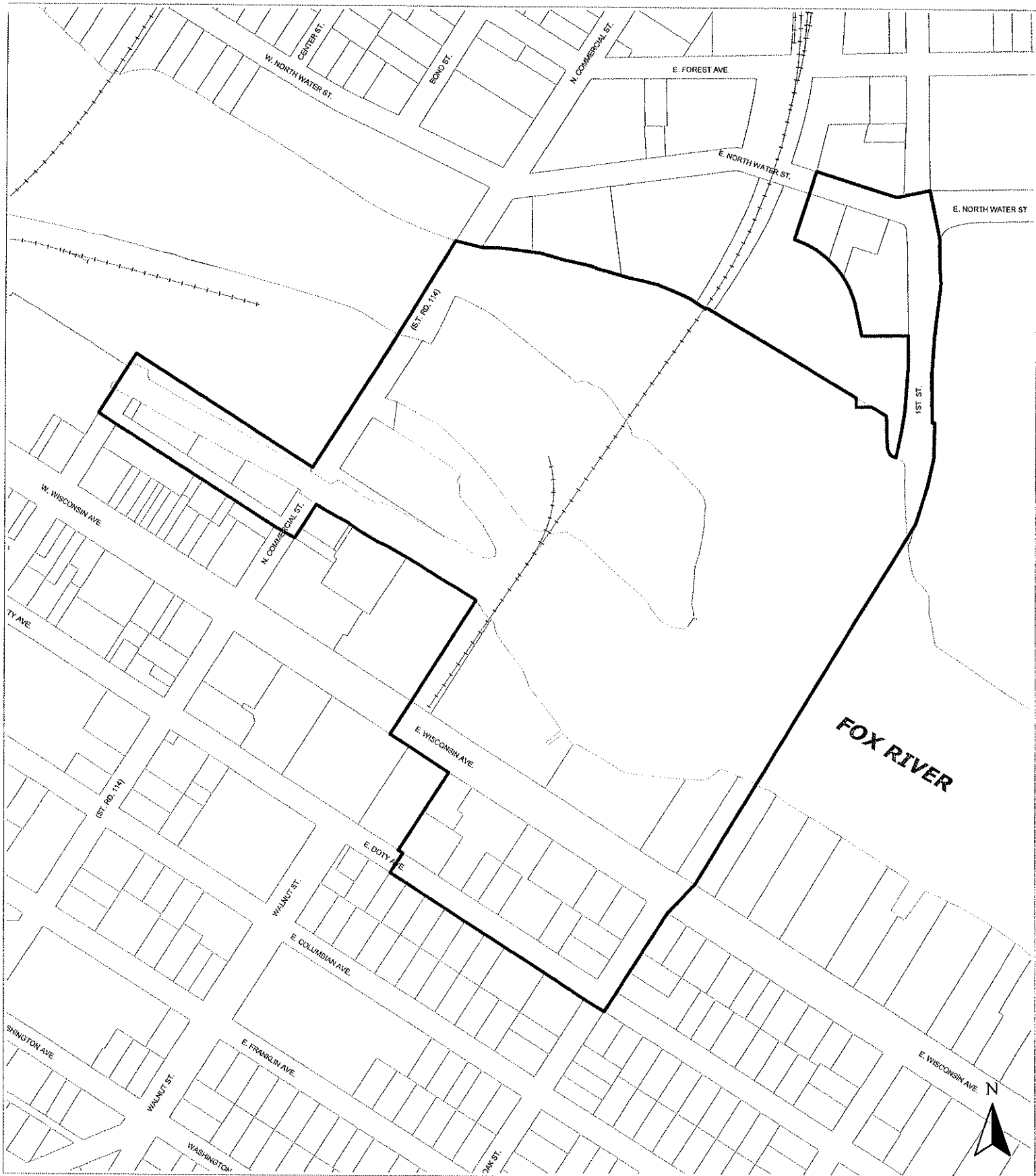
**PROJECT ACTIVITIES AND ESTIMATED COSTS
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN**

PROJECT DESCRIPTION	PROJECT COST
Acquisition	\$885,000.00
Relocation	\$200,000.00
Demolition	\$83,300.00
Environmental	\$80,500.00
Infrastructure, Utilities	\$1,075,000.00
Site Preparation	\$820,000.00
Parking Structure	\$9,000,000.00
Contingency	\$401,200.00
Architectural/Engineering/Legal	\$455,000.00
TOTAL PROJECT COST	\$13,000,000.00

TABLE 4
BLIGHT DETERMINATION LIST
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN

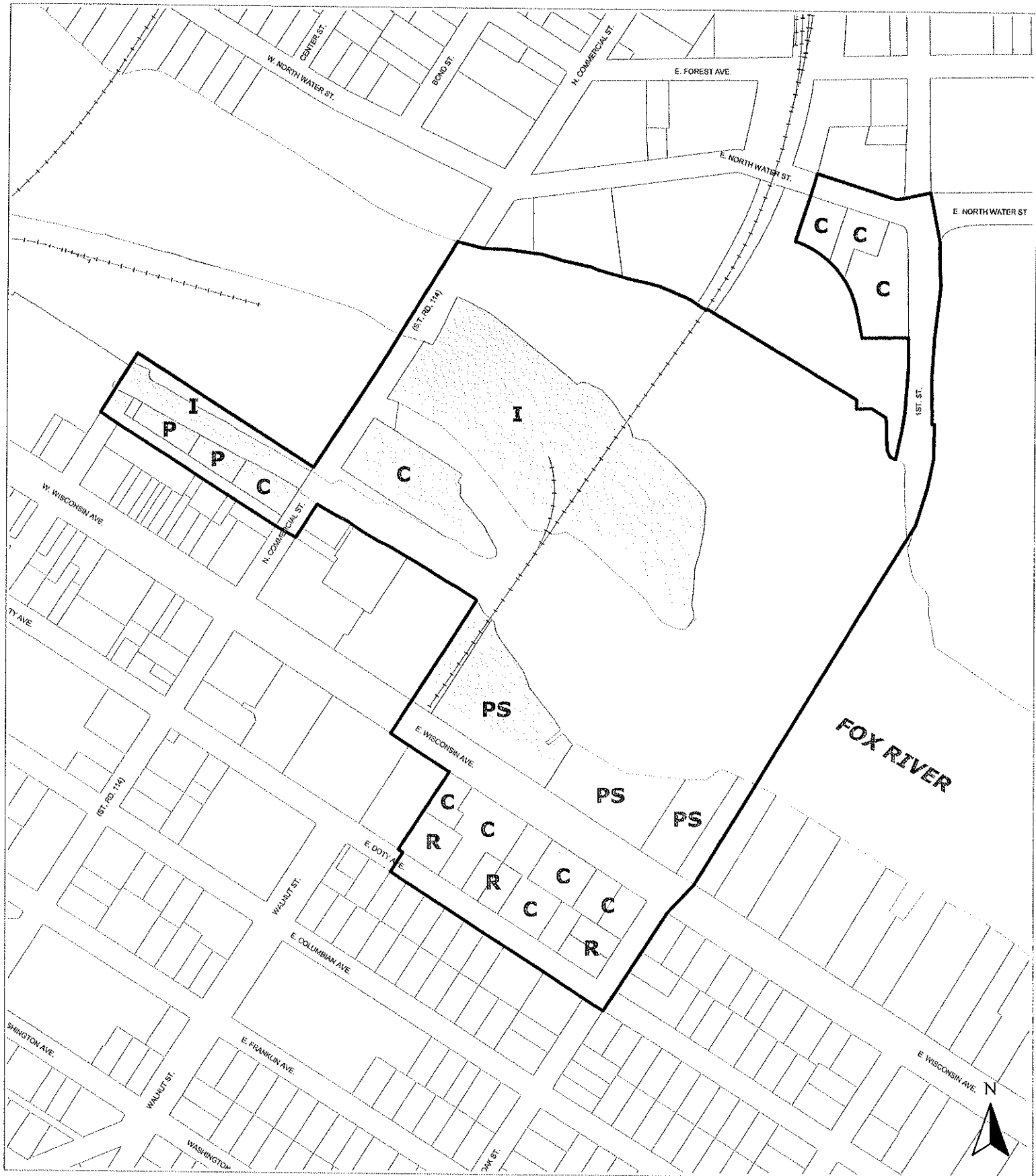
Parcel Number	Parcel Address	Owner	BLIGHT FINDING					
			No Finding	Environmental	Visual	Physical/Functional	Economic	Transportation
10-33	251 E. Wisconsin Avenue	Gordon & Claudette Stilings	X					
10-34	247 E. Wisconsin Avenue	R & R Valley Properties, LLC	X					
10-35	241 E. Wisconsin Avenue	Kane Lodge No. 61				X	X	
10-36	231 E. Wisconsin Avenue	Direnzo & Bomier	X					X
10-37	219 E. Wisconsin Avenue	Words Unlimited	X					
10-39	211 E. Wisconsin Avenue	Busch Investment Property	X					
10-46	212 E. Doty Avenue	George Kessler	X					
10-50	226 E. Doty Avenue	Patricia Zeh, J Hulbert				X		
10-51	230 E. Doty Avenue	Direnzo & Bomier				X		
10-54	244 E. Doty Avenue	Birch Family LLC	X					
10-55	113 Oak Street	Ronald Green			X	X		
10-56	250 E. Doty Avenue	John & Paul Arts			X	X		
10-334	133 N. Commercial Street	Neenah Paper Co.		X				X
3-132	163 E. North Water Street	Theda Clark Credit Union	X					
3-133	169 E. North Water Street	Theda Clark Medical Center	X					
3-140	181 E. North Water Street	United Community Services	X					
10-340	125 N. Commercial Street	Neenah Downtown Redev.		X				
10-380	101 W. Canal Street	Kellett Professional Center		X				X
10-335 pt.	128 N. Commercial Street	Kimberly-Clark Corporation		X				
10-382	131 W. Canal Street	City of Neenah		X				
10-381	121 W. Canal Street	City of Neenah		X				
10-383	135 N. Church Street	City of Neenah		X				
3-1000	Water Power Canal	Neenah-Menasha Water Power Co.		X		X		
10-363	210 E. Wisconsin Avenue	City of Neenah		X		X		
10-364	240 E. Wisconsin Avenue	City of Neenah	X					
10-365	250 E. Wisconsin Avenue	City of Neenah	X					

FIGURE 1
REDEVELOPMENT AREA BOUNDARY
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN



□ District Boundary

FIGURE 2
EXISTING USES AND CONDITIONS
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN

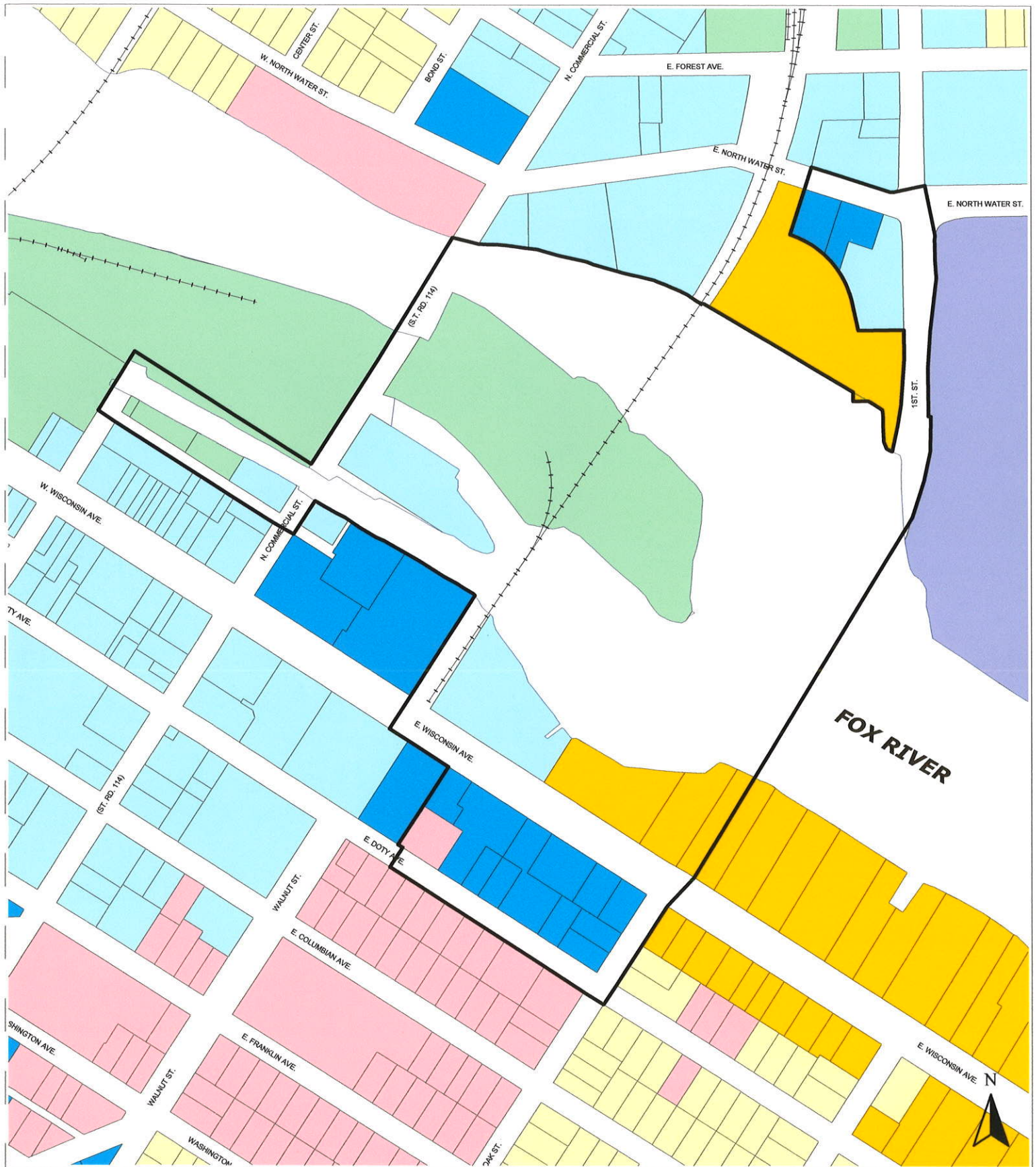


District Boundary
 Blighted Parcels





C Commercial
 I Industrial
 R Residential

PS Public / Recreation Space
 P Public Parking

**FIGURE 3
EXISTING ZONING
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN**

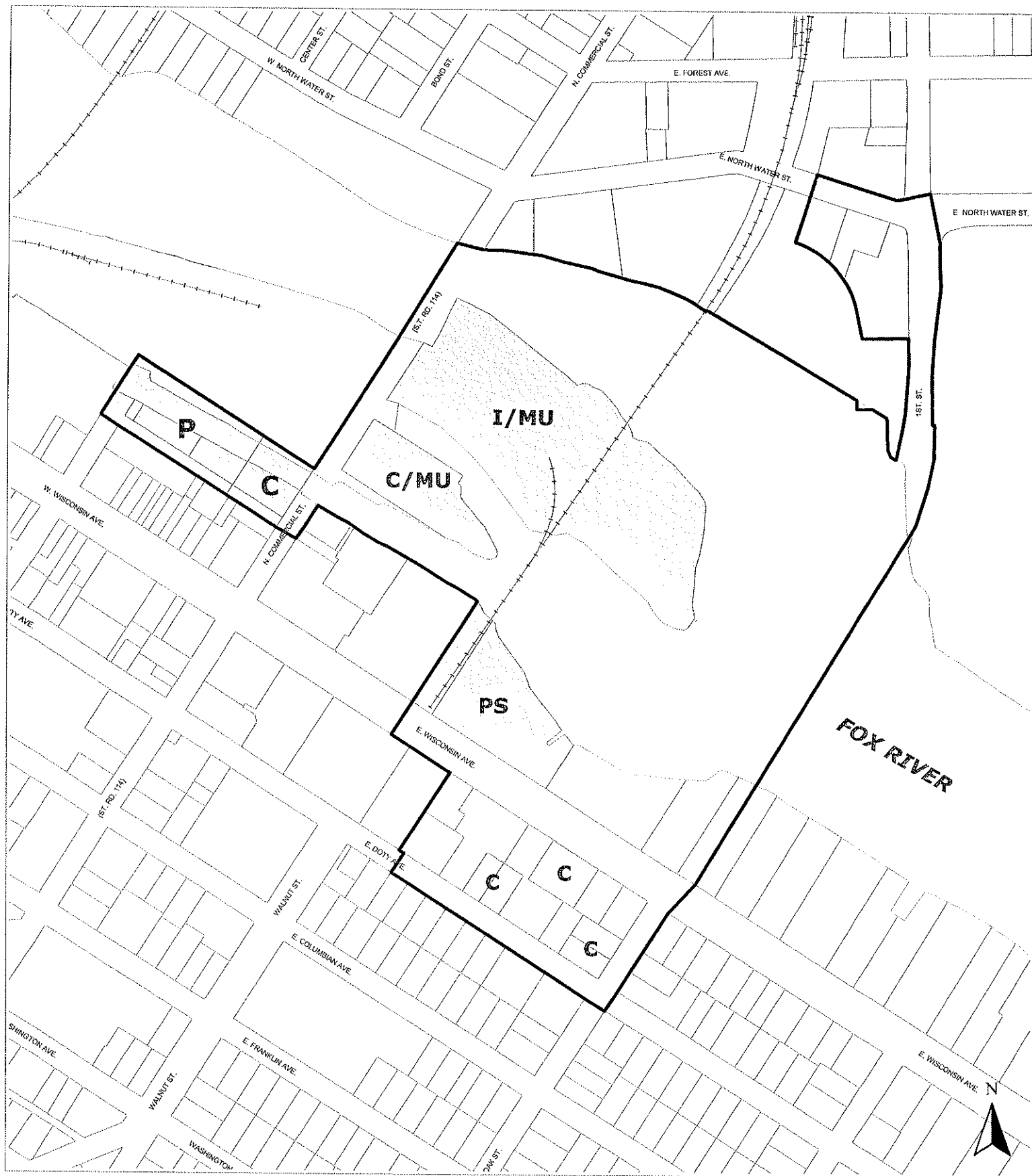


 District Boundary

-  R1 Single Family Residential
-  R2 Two-Family Residential
-  M1 Medium Density Residential
-  M2 High Density Residential

-  C1 General Commercial
-  C2 Central Business District
-  CH Community Health District
-  I2 General Industrial

FIGURE 4
POTENTIAL REDEVELOPMENT SITES AND PROPOSED USES
WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN



Redevelopment Sites

C

Commercial Use

PS

Public/Recreation Space

P

Public Parking

I

Industrial

MU

Mixed-Use Development

EXHIBIT A

BOUNDARY DESCRIPTION—REDEVELOPMENT AREA WEST CANAL/RIVERWALK ZONE REDEVELOPMENT PLAN

Lands within the City of Neenah, Winnebago County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of the intersection of East North Water Street and First Street, hereinafter referred to as the Point of Beginning; thence Southerly along the East Right of Way line of First Street and continuing along the East side of the Wayne Bryan Bridge and continuing along the East Right of Way line of Oak Street to the Southeast corner of the intersection of Oak Street and East Doty Avenue;

Thence Westerly 60 feet to the Southwest corner of the intersection of Oak Street and East Doty Avenue; thence Westerly 600 feet to a point along the South Right of Way line of East Doty Avenue; thence Northerly 60 feet to a point at the Southwest corner of Tax Key Parcel No. 10-46; thence Northerly 240 feet along the West property line of Tax Key Parcel No. 10-46 and Tax Key Parcel No. 10-39 to the South Right of Way line of East Wisconsin Avenue;

Thence Westerly 180 feet to a point along the South Right of Way line of East Wisconsin Avenue; thence Northerly 100 feet to the Southwest corner of the property commonly known as the Canadian National railroad parcel; thence Northerly 308 feet along the Westerly property line of the Canadian National railroad parcel to the south shore of the Neenah Water Power Canal;

Thence Westerly 480 feet along the south shore of the Neenah Water Power Canal to a point at the East Right of Way line of North Commercial Street; thence Southerly 100 feet along the East Right of Way line of North Commercial Street to the Southeast corner of the intersection of North Commercial Street and Canal Street;

Thence Westerly 60 feet to the Southwest corner of the intersection of North Commercial Street and Canal Street; thence Westerly 480 feet along the South Right of Way line of Canal Street to the Southeast corner of the intersection of Canal Street and North Church Street; thence Westerly 54 feet to a point at the West Right of Way line of North Church Street; thence Northerly 193 feet to a point along a line extending from the West Right of Way line of North Church Street; thence Easterly on a line to a point at the West Right of Way line of North Commercial Street;

Thence continuing Northerly along the West Right of Way line of North Commercial Street to the north shore of the Fox River; thence Easterly 66 feet along the north shore of the Fox River to the East Right of Way line of North Commercial Street; thence continuing Easterly along the north shore of the Fox River to a point at the West Right of Way line of First Street;

Thence continuing Northerly along the West Right of Way line of First Street to the Southeast corner of Tax Key Parcel No. 3-135-1; thence Westerly 135 feet along the South property line of Tax Key Parcel No. 3-135-1; thence Northerly along the West property line of Tax Key Parcel No. 3-135-1 to the Southeast corner of Tax Key Parcel No. 3-133; thence continuing Westerly along a property line to the Southwest corner of Tax Key Parcel No. 3-132; thence Northerly 130 feet along the West property line of Tax Key Parcel No. 3-132 to the South Right of Way line of East North Water Street; thence Northerly 60 feet to a point at the North Right of Way line of East North Water Street; thence Easterly 245 feet along the North Right of Way line of East North Water Street to the Northwest corner of the intersection of East North Water Street and First Street; thence Easterly 60 feet to the Point of Beginning.

EXHIBIT B

Section 66.1331, Wis. Stats.

Blighted area means any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or 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 these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

Section 66.1333(2m)(b), Wis. Stats.

"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 non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
 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, otherwise, substantially impairs or arrests the sound growth of the community.*
- (bm) *"Blighted property" means 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, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of 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.*