

Village of Slinger Statutory Redevelopment Districts Frequently Asked Questions

The following is intended to provide a general overview of Redevelopment Districts as authorized under Wis. Stats. §66.1333. As such, it is not a complete description of such districts, the full powers of the Village and Redevelopment Authority to create and administer them, nor the rights of property owners and occupants within them. Those seeking additional information should familiarize themselves with relevant state laws and/or seek the advice of their own legal counsel.

What is the purpose of a Redevelopment District?

A Redevelopment District (RDD) provides for the elimination and prevention of substandard, deteriorated, slum and blighted areas and blighted properties through redevelopment and other activities as directed by the Village of Slinger Redevelopment Authority (RDA) with assistance of other Village boards and departments.

What are the benefits to creating a Redevelopment District?

An RDD provides additional tools for implementing the plans the Village has previously adopted for the downtown and Village. In so doing, it lets all property owners, residents, businesses and developers know that the Village has identified the area as being in need of investment and that it will be a focus of the Village's and RDA's redevelopment activities, which may include property acquisition.

What does the Redevelopment Plan include?

The Redevelopment Plan incorporates the goals and recommendations of the previously adopted plans for the downtown and serves as a general guide for development for the area and for the RDA's implementation activities. The Redevelopment Plan must be consistent with the Village's Comprehensive Plan.

How were the boundaries of the Redevelopment District determined?

Through previous planning efforts, the Village identified the downtown as an area in need of redevelopment and then contracted with a qualified consultant to conduct a parcel-by-parcel analysis of the area to evaluate property conditions and determine the presence of blight. From there, the proposed boundaries of the District were established to include those areas most in need of redevelopment.

How was the presence of "blight" determined?

The terms "blighted property" and "blighted area" have very specific definitions under state law that are much broader than what we might ordinarily think of when we think about blight. In addition to safety hazards and deteriorating buildings and other site improvements, the definition also includes obsolete buildings, substandard lot configurations, inadequate street access, diversity of ownership, lack of open space, inadequate streets, and similar conditions that impede the sound growth of the Village. To qualify as being blighted, an RDD must have a predominance of these factors within it.

Does the presence of blight indicate neglect by property owners?

In many instances, no. While there are properties in the area in need of repair, several of the other blighting factors such as lot dimensions and street conditions described are outside of the control of property owners.

How is a Redevelopment District created?

The RDA – with the concurrence of the Village Board – identifies the District boundary, makes a finding of blight, and adopts a Redevelopment Plan. Prior to adopting the District, the RDA must notify all property owners within the District by certified mail and conduct a public hearing. Owners whose property the Village has determined to be blighted also are given an opportunity file an objection to the finding.

How do I file an objection?

If a property owner objects to the Village's determination that their property is blighted or to the Village's acquisition of the property, the owner can file a written statement of and reasons for the objections with the RDA. The objection can be filed before, during, or within 15 days after the public hearing. The statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person.

Is the consent of property owners required to include them within a Redevelopment District?

No. However, the RDA strongly encourages all property owners and occupants within the proposed RDD to attend the public hearing and express their views on the plan and blight determination, which the RDA will consider in making a final decision.

Does a Redevelopment District give the Village power to condemn property?

Within an RDD, the RDA has the ability to condemn property and maintain it for public use or resell it to another private entity. Any proposed condemnation would have to follow the procedures outlined in state statutes pertaining to eminent domain, including payment for the property and eligible relocation costs.

Does being in a Redevelopment District place additional restrictions on my property?

Once the RDA and Village Board make a finding that the area is blighted, all new construction within the District will require approval by the Village Board, with a recommendation by the RDA, including substantial remodeling, enlargement, or structural improvements on existing buildings. However, ordinary maintenance or remodeling or changes necessary to continue occupancy are exempt from this requirement.

Are there additional taxes in a Redevelopment District?

No. Properties within and outside of an RDD are assessed and taxed in the same manner. While a Redevelopment District itself does not provide a specific funding source for improvements to the area, the Village could create a Tax Increment District for the same area that would provide a funding mechanism.

What is a Tax Increment District?

A Tax Increment District (TID) is a specific geographic area where taxes from any increases in property values after the Tax Increment District's creation can be used by the Village to make improvements within the district including providing direct financial assistance to property owners for improvements. It is not a new tax but redistributes where a portion of the tax revenues go and how they are used.

How long are Redevelopment Districts and Tax Increment Districts in effect?

An RDD can remain in effect as long as the RDA believes it is necessary to eliminate and prevent blight in the area. A "blighted" TID can be in effect for up to 27 years.