

CITY OF OCONTO FALLS
NOTICE OF PUBLIC HEARING

Notice is hereby given, that The City of Oconto Falls Planning Commission will hold a Public Hearing on August 19, 2024 at 5:30 PM in the Municipal Building, Council Chambers, 500 North Chestnut Avenue, Oconto Falls, Wisconsin. The purpose of this hearing is for the consideration of:

1. Public Hearing at 5:30pm Former Mobil Station 710 County B & Former Hardees 782 N Main St- Slum & Blight Investigation.

All residents of the City of Oconto Falls are encouraged to attend. The meeting room is handicapped accessible. A copy of proposed ordinances can be picked up at the Municipal Building. Persons needing additional accommodations should contact City Hall at (920) 846-4505.

CITY OF OCONTO FALLS

500 NORTH CHESTNUT PO BOX 70

OCONTO FALLS, WI 54154-0070

PHONE: 920-846-4505

FAX: 920-846-4516



July 15, 2024

RE: Public Hearing on the Determination of Slum & Blight

Dear Property Owner,

The City of Oconto Falls is notifying you as a property owner, that a **Public Hearing is being held on August 19, 2024 5:00pm at Oconto Falls Municipal Building, 500 N Chestnut Ave. Oconto Falls, WI.** The purpose of the Public Hearing is for the Determination of Slum & Blight on former Mobil gas station property 710 County Road B, Oconto Falls, WI and former Hardees 782 N Main Street, Oconto Falls, WI. Both of these properties are currently unoccupied, are in deteriorating condition, declining property values and may have or suspected to have environmental contamination. These conditions have existed for a number of years, possess a public health risk that persists through the present. The property conditions may qualify to be determined as blight in accordance with Wisconsin State Statutes (Wis. Stats.) and the United States Department of Housing and Urban Development (HUD) guidelines. A blight determination may assist the City to apply for funding to address the environmental assessment and property remediation. This letter outlines the blight determination requirements and presents a recommendation for a blight determination.

1. State Statutes and HUD Blight Definitions

Wis. Stats. 66.1333 addresses blight elimination and defines a blighted area as follows in Wis Stats. 66.1333(2m)(b), emphasis added in bold: "**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.**

A blighted property is similarly defined by Wis Stats. 66.1333(2m)(bm), emphasis added in bold:

“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, 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.**

The Federal Housing & Urban Development Agency (HUD) has prioritized the elimination of slums and blight, has published a document titled “Guide to National Objectives and Eligible Activities for Entitlement Communities.” This document addresses “Slum Blight Areas” in Chapter 3 and presents the following tests, found in Section 3.3.1 (pages 3 to 13), for an area to be designated as blighted, emphasis added in bold:

- **The designated area in which the activity occurs must meet the**

definition of a slum, blighted, deteriorated or deteriorating area under state or local law;

- Additionally, the area must meet either one of the two conditions specified below:
 - Public improvements throughout the area are in a general state of deterioration; or
 - **At least 25 percent of the properties throughout the area exhibit one or more of the following:**
 - **Physical deterioration of buildings/improvements;**
 - **Abandonment of properties;**
 - **Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;**
 - **Significant declines in property values or abnormally low property values relative to other areas in the community; or**
 - **Known or suspected environmental contamination.**

1. Fire Chief Recommendation of Determination

Based on inspection of both properties by the Fire Chief inspected thus far, the Fire Chief proposes the following two recommendations.

A. Wis. Stats. 66.133 Blighted Area and Blighted Property Determination Recommendation

- (1) Blighted Area—710 County B and 782 N Main Street properties should be determined to be blighted based on the condition of physical deterioration of buildings on both of the properties.

Based on these factors, the City Council should make a blighted area determination in accordance with Wis. Stats. 66.1333. Specifically, that this area has a predominance of buildings, which by reason of sanitation, and the existence of conditions that are conducive to ill health, are detrimental to the public health and welfare of the community.

B. HUD Blight Determination

Upon making a determination in accordance with Wis. Stats. 66.1333 of blighted properties and a blighted area, the first of two HUD blight determination tests will have been satisfied.

The second determination test is that 25 percent or more of the properties must exhibit one or more designated conditions. Properties within the blighted area satisfy this test as follows:

(1) **Physical Deterioration of Buildings and Improvements**

As previously described, the majority of, and certainly more than 25 percent, of all the buildings on the two parcels are in a state of

physical deterioration. Therefore, this test is satisfied.

(2) **Abandonment of Properties;** Chronic high occupancy turnover rates or **chronic high vacancy rates in commercial or industrial buildings;**

Based on the former Mobil gas station property, 710 County Road B, Administratively Dissolved-the property owners Sooch Inc was administratively dissolved in 2009, **the property has been abandoned since 2017.**

(3) **Significant declines in property values or abnormally low property values relative to other areas in the community;**

Property Taxes on 710 County Road B have not been paid since 2017, Bank is in foreclosure, liens from the State of Wisconsin.

782 N Main Street – The assessed value was significantly decreased following the building status changed to non-occupied in 2019. The building has remained in non-occupied condition since 2019. The building, parking lot and signs have been in deteriorating condition since 2019.

(4) **Known or suspected environmental contamination**

710 County Road B property has piles of tires, oil tank behind retail store, peeling paint, former repair shop may have petroleum contamination.

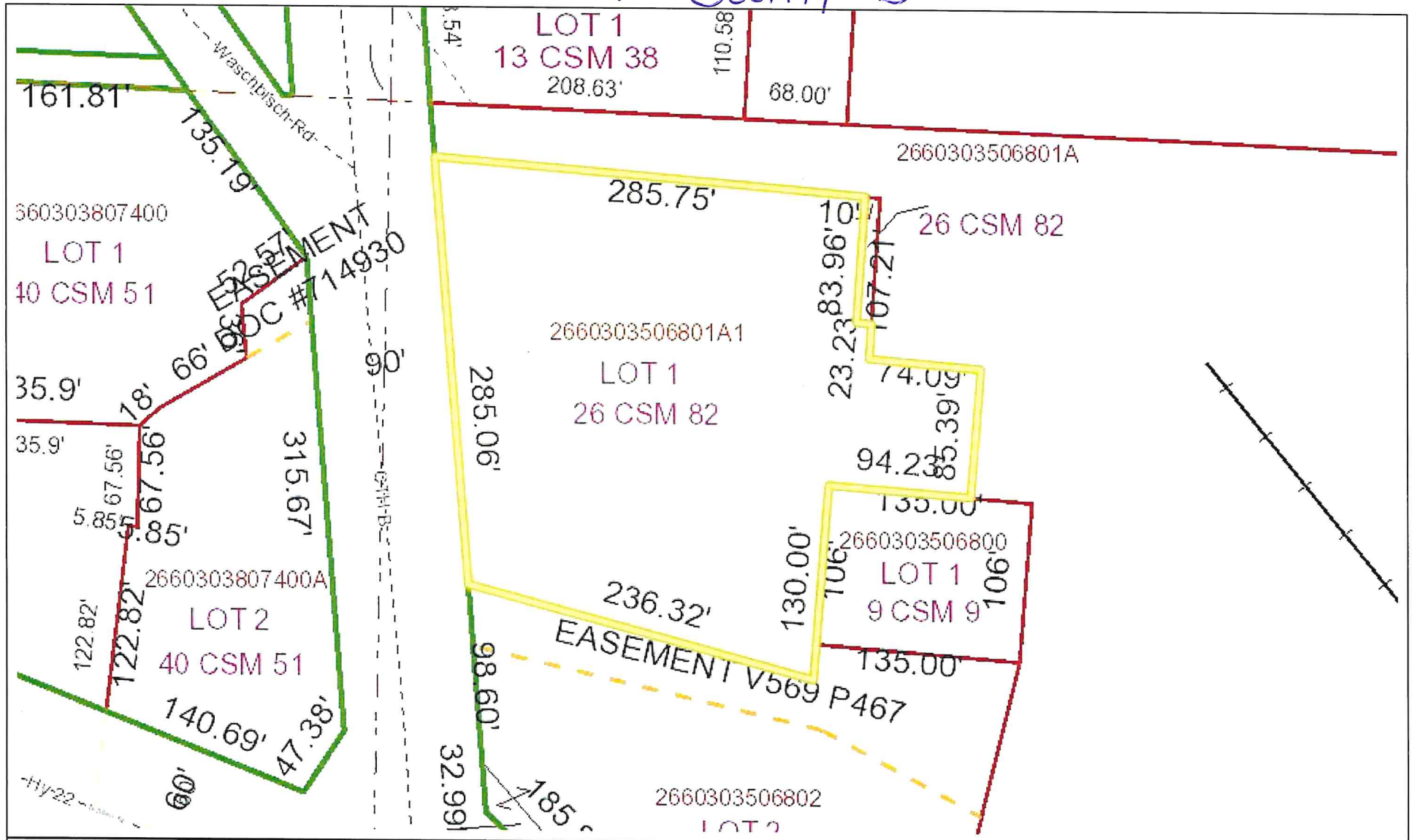
782 N Main Street property has not been occupied since 2019. Condition of property could have leaking roof, unsecured openings to the elements and rodents.

Attached to this letter is photos of the properties deteriorating conditions of the afore mentioned properties. Therefore, this test is satisfied.

Peter A. Wills
City Administrator
920-846-4505
admin@ci.ocontoofalls.wi.us

Tim Magnin
Fire Chief
920-846-4202
offd@offd.com

710 County B



Oconto County Land Information Systems makes every effort to produce the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Oconto County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. Oconto County parcel maps are for tax and real property listing purposes only and do NOT represent a survey. The tax parcel maps are compiled from official records, including survey plats and deeds, but only contain the information required for Oconto County business. You should always use the original recorded documents for legal or survey information.

Oconto County GIS

TextBox1



SCALE: 1" = 92'



Print Date: 7/15/2024

Property Photos to accompany Slum & Blight Letter

710 County B-Former Mobil Station



G:\CITY\PROJECTS\Current Developments\710 County B - Mobile 22\Property photos

2660303807400A
LOT 2
40 CSM 51
140.69' 47.38' 315.67' 122.82' 5.85' 67.56' 5.85' 122.82'

2660303506800
LOT 1
9 CSM 9
94.23' 135.00' 106' 106' 135.00' 130.00' 236.32'

EASEMENT V569 P467

2660303506802
LOT 2
9 CSM 9
293.64' 220.98' 185.81' 32.99' 98.60'

LOT 3
9 CSM 19
133.34' 28.24'

N Main St
Hwy 22

NV

Print Date: 7/15/2024

782 N Main St-Former Hardees



G:\CITY\PROJECTS\Current Developments\782 N Main -Former Hardees