



Downtown Building Renovation Workshop

June 7 – Owen

June 8 – Clear Lake

AGENDA

9:00 Welcome & Introductions

9:10 Downtown Building Readiness Assessment, WCWRPC

This tool will help you assess your community's readiness to tackle your downtown building challenges and potential next steps.

9:15 Tackling Deteriorating Downtown Buildings Video, WCWRPC

9:35 How Are Downtowns Changing?, WCWRPC

Our small, rural downtowns were built over a 100 years ago with very different social and economic influences. When creating your revitalization strategy, it is important to inventory your downtown and consider the future roles of your downtown.

9:50 Understanding Downtown Vacancy & Barriers to Rehabilitation

Errin Welty Senior Downtown Development Director, WEDC

To be effective in addressing vacant and deteriorating downtown buildings, it is important to first recognize the causes of vacancy and the barriers to rehabilitation and investment. Errin will help us understand such factors and will share a range of short-term and long-term strategies to help your community address such challenges.

10:35 Break

10:50 Legal Alternatives for Addressing Vacant & Unsafe Buildings

Nathan K. Miller, Attorney, Weld Riley S.C.

While taking legal action on a deteriorating or unsafe building is a community's last resort, sometimes it is unavoidable. However, there may be regulatory and less formal actions to help avoid condemnation and demolition. Nathan will discuss such alternatives, including related liabilities and financial considerations.

11:40 Building Renovation Programs & Tools, WCWRPC

Addressing the challenges facing older downtown buildings can be expensive and may not be feasible without financial assistance. WCWRPC will review various programs and tools available to communities and landowners to assist with the renovation of downtown buildings.

12:15 Lunch

12:45 Construction & Renovation Challenges in Older Downtown Buildings

Joe Lawniczak, Downtown Design Specialist, Wisconsin Main Street Program, WEDC

Many older downtown buildings share common structural and condition challenges. Joe will share what to look out for with a particular focus on building accessibility and interiors.

1:45 Older Brick Masonry in Downtown Buildings

Shane White, Project Manager, Hanson Masonry & Concrete, LLC

Many of our older downtown commercial buildings have a brick exterior, which requires special techniques to maintain and can be expensive to repair. Joe will participate in a discussion on common concerns, methods, and other tips regarding the cleaning and repair of older brick walls and other building exterior elements.

2:30 Concluding Remarks

WCWRPC will wrap-up the event with final comments on the importance of responsibility and collaboration when putting your Readiness Assessment into action, followed by a door prize drawing.

2:40 Downtown Building Site Visit, as weather allows

Attendees are invited to join Shane, Joe, and the WCWRPC team on a 30- to 45-minute visit to 1-2 historical downtown properties to further discuss the maintenance and renovation challenges and techniques shared today. As an alternative, attendees may also stay at the event site where Errin and WCWRPC team members will also be available to answer questions about downtown programs, tools, and resources.

This workshop is provided by West Central Wisconsin Regional Planning Commission (WCWRPC) with funding from the U.S. Department of Commerce – Economic Development Administration and assistance from of our guest presenters.

