

Exciting days ahead for City of NH

Tecumseh
demo, concerts,
more set in '21

By **Cassandra Langenfeld**
City Administrator/Clerk-Treasurer

The City of New Holstein continues to grow!

We are excited for the future of New Holstein! With our continued growth, we can look at new opportunities to reinvest in our community through our Tax Incremental Districts (TIDs), streamline our review processes, recreate or restore the services that are provided to the citizens and to look for new ways to provide recreational activities to meet the needs of our ever-changing population.

The city has had active TIDs since the late 1980s. These districts provide the city with the opportunity to incentivize growth within the city. New Holstein currently has three active TID's—TID #4 is located on the north side of the city along STH 32/57, TID #5 is located on the Metko property, and the ER-TID #6 is located over the former Tecumseh property.

The Common Council is currently working on a plan to divide up a large 10-acre parcel within TID #4 into smaller lots. Within these new lots, the city will offer two community retention ponds. This is an asset to developers as they will be able to maintain their entire lot for development without having to sacrifice space for individual retention ponds. The city is expecting additional growth and improvements within this TID over the next 12 months.

The city also offers a Revolving Business Loan (RBL) program to new and existing businesses. The RBL program provides low to no interest loans for façade improvements and general business improvement needs. Loans can be used for land acquisition, façade improvements, building acquisition, construction, remodeling, expansion, machinery, and equipment. The city has many years of experience with both the Revolving Business Program and Tax Incremental Districts and can streamline the review process to meet the needs of businesses.

The city has dedicated, local people serving on our council, boards, committees and commissions who are able to come together quickly to review requests for new development. If you have a project in mind, contact Casey Langenfeld, the city's administrator, and she can meet with you to determine what opportunities may be available for your business growth needs.

Over the past three years, there have been over 190 properties sold and purchased by new occupants in the city of New Holstein. Our multi-family housing vacancy is at 1 percent. In 2020, Calumet County hired Cedar Corporation to conduct a high-level analysis of workforce and elder housing in the county. According to this study, there is a shortage of affordable houses and houses that can accommodate an aging population in the city of New Holstein. The results of this report has provided the city with new opportunities to look into housing options to accommodate all residents

as they transition through the different stages of their life. One of the ways that the city is working to meet this demand is through the redevelopment of the former Tecumseh property.

The 2020 Market Feasibility Study completed by Vandewalle & Associates provides detailed information on the market opportunities that the former Tecumseh site has to offer. By repositioning the site for new development, it will provide the city with the ability to transform the economy of New Holstein for generations to come.

The city is currently working with the firm Stantec to market the site for redevelopment. As shown in the report, the proposed options for the site include concepts for "industrial uses in the northern portion of the site, multi-family residential in the center and south side of the site. The residential components could include senior housing, apartments, town homes and a youth/teen/senior recreational center."

The demolition of the structures will begin in late spring 2021 and is scheduled to take five months to complete.

This year the city introduced Neighborhood News, an electronic monthly newsletter. This newsletter will assist in providing information to the community on development, recreational programs

and events, employment opportunities, a monthly meeting calendar plus much more. If you have not subscribed, please sign up at the city's website, the link is located on the home page.

For those who do not have social media or email, there is a new message board located in the entryway of City Hall. You can stop in at any time to view the current communication and meeting schedule.

The city is working to provide additional recreational programs to the community. The city's Civic Park is a historic location that provides exceptional summer and fall amenities to bring people together. The city is working on plans for the reconstruction of the brat stand. This new service building will provide updated amenities for not-for-profit groups to host activities and fundraisers in the park.

In addition to the Firemen's Picnic in July, the city will be offering concerts in Civic Park. Join us for the Spicy Tie Band on June 25; Aaron Scott, July 30; and the Jerry Schneider Band on Aug. 27.

The city is also working on additional amenities at Kiwanis Park. This Summer, patrons will be able to play pickle ball on the tennis courts and experience evening baseball and softball games at the diamonds with the new lighting that was installed over the past year.

Our Aquatic Center also will provide exciting activities this summer, including swim lessons, Hello Summer Pool Party, Ping Pong Float, Meet the Little Mermaid, and a Ducky Race.

For more information on the content in this article, visit:

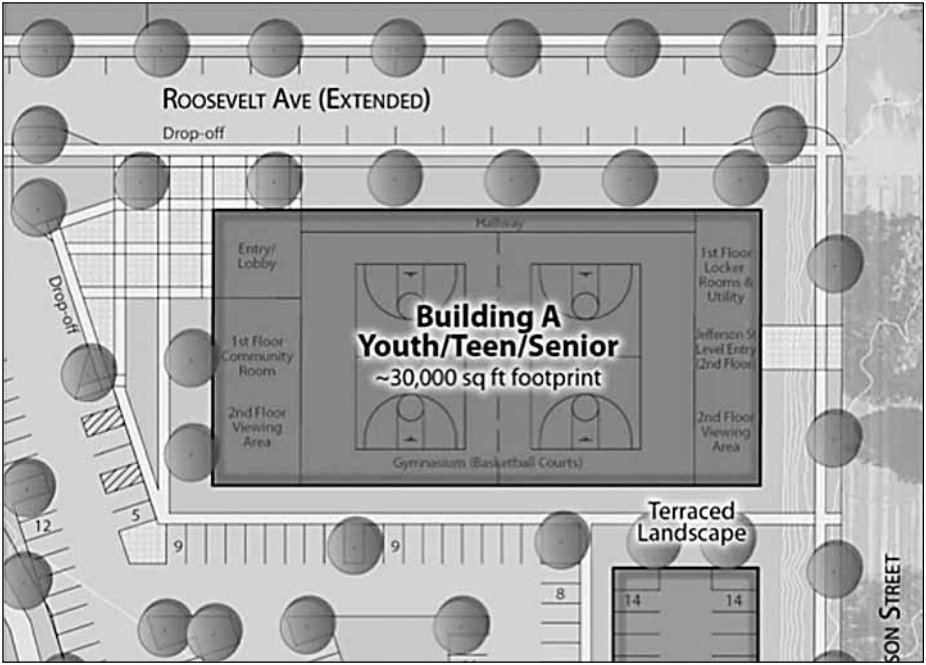
■ Calumet County Economic Development Plan: www.calumetcounty.org/562/support-for-communities

■ Former Tecumseh Site Market Feasibility Study: <https://www.cityofnewholstein.org/uploads/New-Holstein-2020-Feasibility-Study.pdf>

■ City's website: www.cityofnewholstein.org



This drawing provided by Vandewalle & Associates shows some former Tecumseh site redevelopment concepts. This is from Michigan Avenue looking north.



This drawing provided by Vandewalle & Associates shows another possible use for a small portion of the former Tecumseh site—a Youth/Teen/Senior Center.