

DRAFT

Janesville Road-Westwood Drive-St. Leonard's Drive-Kristin Drive Property Options November 14, 2008

The following are five possible options the property owners within the above boundaries may consider. Keep in mind that Option 1 is always valid. Mayor Johnson's Task Force on Economic Development will assist the property owners in any manner we can.

Option 1. The property owners may choose to do nothing as a group, and make their own decisions regarding any improvements to their properties during the Janesville Road re-construction.

Option 2. The Janesville Road frontage property owners having a desire to renovate their properties while keeping separate structures may choose to work together to gain economies of scale by working with a single architect, general contractor and landscape contractor.

The benefits of this are:

- Obtaining better bid pricing.
- Creating cohesive architectural construction and landscape features.
- Property owners only pay for their own improvements.
- Adjoining properties may be able to share parking.

Option 3. An extension of Option 2, where some property owners may wish to renovate by combining properties.

The benefits of this are:

- Obtain better bid pricing
- Creating cohesive architectural construction and landscape features.
- Maximize the square footage of useable building space by eliminating the side lot setback between current buildings.
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The problem with this is:

- A property owner who enjoyed past independence of being a sole property owner is now in a joint ownership or condo structure.

Option 4. An extension of Options 2 and 3. If **all** property owners desire to take part in the renovation of their property in some manner, either through individual ownership or by combination, an association can be formed.

The benefits of this are:

- Obtain better bid pricing.
- Create cohesive architectural construction and landscape features.
- If some properties are combined, the square footage of useable building space may be maximized by eliminating the side lot setback between current buildings.
- The landscaping of the renovated properties can be maintained at a standard set by the association.
- Snow removal can be purchased at a lower cost.
- Under the umbrella of the association, this area can have architectural features such as brick walkways, lighting, seating, fencing, etc.

The problem with this is:

- For any property that may be combined, a property owner who enjoyed past independence of being a sole property owner is now in a joint ownership or condo structure.

Option 5. An extension of Options 2, 3 and 4 with the inclusion of all properties within the boundaries of Janesville Road, Westwood Drive, St. Leonard's Drive and Kristin Drive.

The benefits of this are:

- A larger area to work with, including land for a driveway behind the Janesville Road properties.
- More development brings more traffic to this area.