

# BLACK EARTH ASSETS & ISSUES

Black Earth, Wisconsin

DRAFT



## HIGHWAY 14

### ASSETS

- Shoe Box/Bargain Box - Regional Destination
- 10,000 cars/day
- Tourism corridor & regional connector to Madison
- Available redevelopment sites
- TIF districts
- Stop light

### ISSUES

- Lack of sense of entry and unifying streetscape
- Lack of utilities on west end
- "Disconnected" properties
- Need for improved pedestrian crossings
- Ability to access and embrace the creek
- Need for improved regional marketing of assets



## BLACK EARTH CREEK & FLOODPLAINS

### ASSETS

- Significant name recognition
- Renowned sport fishery
- Maintains rural landscape

### ISSUES

- Opportunities for additional recreation (trails, interpretation, etc.)
- Constrains future growth
- Increases cost of utility extensions



## DOWNTOWN

### ASSETS

- Historic buildings
- Traffic on Hwy 78
- Proximity to Hwy 14
- Regular events & Veterans Memorial Park
- Center of community services
- TIF districts
- Informal trailhead for bicyclists

### ISSUES

- Residential conversions of commercial buildings
- Uneven property maintenance
- Loss of retail and dining options
- Disconnected from Hwy 14
- Potential to use new architectural salvage as anchor
- Lack of available, quality buildings
- Lack of infill sites



## CENTRAL NEIGHBORHOOD

### ASSETS

- Well-maintained homes
- Walkable
- Neighborhood school
- Period architecture and craftsmanship
- Competitive prices

### ISSUES

- Commuter workforce
- Need to ensure continued reinvestment
- Loss of local churches
- Lack of senior housing
- Lack of quality multifamily housing for young professionals



## NEW SUBDIVISIONS

### ASSETS

- Numerous available lots
- Completed infrastructure
- Rolling hills and views
- Competitive prices
- Custom home designs

### ISSUES

- Potential for senior housing
- Potential for multifamily
- Need to improve pedestrian connections

