II. New Problems, how to cope

V. New problems

New comm.

Absorbing new people.

Crowding parks. No: use pvt. land intensely, leaves more for parks.

Assg. land

~~Stuff~~ Get less taxes per indiv?

Lower tax base per cap? Dilute tax base.

Bldgs too close?

City exploited by city?

~~Lose~~

Hardship from losing old bldgs, poor tenants?

Hardship on outer specs? ~~Stuff~~ Most prefer not to be invaded.

Force premature outer devmt?

Outline

I. Gloom in Milw. (Defeatism. Don't Bother Me, I can't Cope)

II. Evidence of potential in Milw. (Challenges values)

III. How to activate potential: modify tax, & assoc. policies.

IV. ~~New problems, and how to prepare for them.~~
Effects of modifying

V. New problems, real & imagined, & how to cope

VI. Transition

VII. Needed ~~other~~ complementary policies.

Transit
Utilities
Cap. budget

Pollu. control

Studies, & data to exhibit

1. Maps of L.V. Profiles. Lessons from map
2. Gas cost study
3. Downing on sewer costs
4. " " subdividing, street costs
5. % of l.v. by tax book distr.
6. Industry analysis
   Regr. land assmt.
   High concn.
7. Age profile. housing (where?)
8. CBD Comm. r.e.: map. & analysis
9. Analysis of assmt. ~~by~~ Pat B; W. Wieder & me; manuals; indep. appraisals; etc.
10. Lag in assmt., ~~west~~ east side
11. Opt. ht., by Paul D.
12. Suburban Zoning by ~~Johnson~~ Chas. Ball
13. NAREB Bldg. inc. history
14. Downs's Chap. 6
15. Effect on pub. costs, big file.

16. Adequacy of base

17. Land use -- area vacant, etc.

18. Trailer info.

19. Cemetery info. assessed at $9.9m, '62; $16m, 1966
cf. Benevolent Insts, $50m.

20. Area Exempt (Jon) (Paul) by 34 tax boxes
by suburbs?

21. Locations of certain kinds of plants

22. Decline of real net inc. from aging bldgs.

23. appraisal of Denver College land

24. Analysis of Campus expansion
(including data on progressivity of land tax)

25. Anal. of police work

26. Anal. of parking income. Verheyen; Hawkins; J. Wilson.

27. Subdivn. & street improvement costs

28. Annexations

29. Contracts w. subdividers.

30. Hauk-Murphy study

31. Trailer Parks