VILLAGE OF WESTON, WISCONSIN

RESOLUTION NO. 2018-040

A RESOLUTION, taking initial steps to establish Redevelopment Project Area #3.

WHEREAS, as set forth in Section 66.1333 of the Wisconsin Statutes (the "Act"), it is the policy of the State of Wisconsin to protect and promote the health, safety, morals and general welfare of its people by the prevention and elimination of substandard and deteriorated areas and properties through the utilization of all means appropriate, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places of employment for the people of the State of Wisconsin; and

WHEREAS, the Act, together with Sections 66.1339 and 66.1335 of the Wisconsin Statutes, authorizes the Community Development Authority of the Village of Weston, Wisconsin (the "Authority"), to undertake within the Village of Weston, Wisconsin (the "Village"), programs and projects for redevelopment, blight prevention and elimination, rehabilitation or conservation, and urban renewal purposes; and

WHEREAS, it is now proposed that the Authority undertake redevelopment, blight prevention and elimination, rehabilitation and conservation, and urban renewal programs and projects in and with respect to a certain area within the Village, which area is set forth and described in Exhibit A hereto (the proposed "Redevelopment Project Area #3".

WHEREAS, Section 66.1331(4)(c) of the Act provides that for the exercise of the powers granted the Authority, it is required, among other actions, that the Authority (i) designate the boundaries of the proposed Redevelopment Project Area #3, and (ii) submit the boundaries to the Village Board of the Village (the "Village Board").

WHEREAS, the Authority has adopted Resolution No. 2018-CDA-007 on August 20, 2018 which designated the boundary of the proposed Redevelopment Project Area #3 and has forwarded the Resolution and the boundary to the Village Board for its

required action under the Act by at least two thirds vote of the Village Board.

NOW, THEREFORE, BE IT RESOLVED by the Village Board as follows:

1. The Village Board hereby:

    a. approves the boundary of the proposed Redevelopment Project Area #3 shown and described in Exhibit A hereto, and

    b. declares the proposed Redevelopment Project Area #3 to be a "blighted area in need of a blight elimination, slum clearance and urban renewal project", all within the meaning of the Act.

2. This Resolution shall take effect immediately upon its adoption.

PASSED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20th day of the month of August, 2018.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: Barbara Ermeling
BARBARA ERMELING, President

ATTEST:

By: Sherry Weinkauf
SHERRY WEINKAUF, Clerk

Ayes: 7

Nays: 0

Village of Weston
Marathon County, WI

REDEVELOPMENT AREA
EXHIBIT A

Map Date: 5/2/2017

Technology Services Department

0 220 440 880 Feet

Legend

- TID 1 - Redevelopment Area
- Village Shoreland Zoning
- Parcel Boundaries
- Right-of-Way
- Potential Wetlands
- Surface Water

MAP DISCLAIMER:

This map is not a Certified Survey Map. Any boundaries depicted on this map may not be accurate and are only a graphic representation of the actual surveyed property. This document shall not be used in place of a Certified Survey Map and will not stand up in the Court of Law as such.

Aerial Photography:
Ayers - April 2015

EXHIBIT A

VILLAGE OF WESTON TID NO. 1 REDEVELOPMENT DESCRIPTION

A parcel of land located in the SE ¼ of the SW ¼ , SW ¼ of the SW ¼, and NW ¼ of the SW ¼ all of Section 16; the SE ¼ of the SE ¼ and NE ¼ of the SE ¼ all of Section 17; the NE ¼ of the NE ¼ and the SE ¼ of the NE ¼ all of Section 20; the NW ¼ of the NW of Section 21, all of Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, bound by the following described line:

Commencing at the north ¼ of said Section 20; thence south along the west line of the northeast ¼ to the southwest corner of the northwest ¼ of the Northeast ¼; thence easterly along the north line of the S ½ of said NE ¼ of Section 20 to East line of Marathon County Certified Survey Map No. 405, recorded in Volume 2 of Certified Survey Maps on Page 155, which is the point of beginning; thence northerly along said east line of Marathon County Certified Survey Map No. 405 to the northwest corner of a parcel of land described in Document No. 1122279; thence easterly along said east line of Marathon County Certified Survey Map No. 405, north line of said parcel of land described in Document No. 1122279 and the north line of Lot 2 of Marathon County Certified Survey Map No. 6802, recorded in Volume 25 of Certified Survey Maps on Page 203, to the west right of way of Kathleen Street; thence northerly along said west right of way of Kathleen Street to the north right of way of East Monterey Avenue; thence easterly along said north right of way line of East Monterey Avenue to the west line of East View Lots Addition; thence northerly along said west line of East view Lots Addition to the south line of Lot 1 of Marathon County Certified Survey Map No. 14148, recorded in Volume 62 of Certified Survey Maps on Page 155; thence easterly along said south line of Lot 1 of Marathon County Certified Survey Map No. 14148 to the west line of Lot 3 of said Marathon County Certified Survey Map No. 14148; thence northerly along said west line of Lot 3 and Lot 2 of Marathon County Certified Survey Map No. 14148 to the north line of said Lot 2 of Marathon County Certified Survey Map No. 14148; thence easterly along said north line of Lot 2 of Marathon County Certified Survey Map No. 14148 to the east line of said Lot 1 of Marathon County Certified Survey Map No. 14148 and the west right of way of Winding Ridge Way; thence northerly along said west right of way of Winding Ridge Way to the southwest corner of Lot 3 of Indian Hills Addition; thence northerly along the west line of said Indian Hills Addition to the north right of way of Weston Pines Lane; thence easterly along said north right of way of Weston Pines Lane to the west right of way line of County Road "X" (Camp Phillips Road); thence northerly along said west right of way of County Road "X" (Camp Phillips Road) to an angle point in the west right of way; thence northwesterly along the west right of way of County Road "X" (Camp Phillips Road) to the south right of way of County Road "JJ" (Schofield Avenue); thence north to the north right of way of said County Road "JJ" (Schofield Avenue); thence easterly along the north right of way of County Road "JJ" (Schofield Avenue) to the said west right of way of County Road "X" (Camp Phillips Road); thence northerly along the west right of way of

County Road "X" (Camp Phillips Road) to the westerly extension of the north line of a parcel of land described in Document No. 1473058; thence easterly along said north line and westerly extension thereof a parcel of land described in Document No. 1473058 to the northwest corner of a parcel of land described in Document No. 1569634; thence easterly along the north line of said parcel of land described in Document No. 1569634 to the west right of way of Zadra Street; thence southerly along said west right of way of Zadra Street to the North line of Parcel 1 of Marathon County Certified Survey Map No. 9044, recorded in Volume 36 on Page 47; thence easterly along said north line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to the east line of said Parcel 1 of Marathon County Certified Survey Map No. 9044; thence southerly along said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said northerly right of way of County Road "JJ" (Schofield Avenue); thence southerly along the southerly extension of said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said southerly right of way of County Road "JJ" (Schofield Avenue); thence easterly along said southerly right of way of County Road "JJ" (Schofield Avenue) to the west right of way of Von Kanel Street; thence southerly along said west right of way of Von Kanel Street to the north right of way of East Jelinek Avenue; thence westerly along said north right of way of East Jelinek Avenue to the northerly extension of the west right of way Randy Jay Street; thence southerly along said northerly extension and west right of way of Randy Jay Street to the north right of way of Douglas Lane; thence easterly along said north right of way of Douglas Lane to the northerly extension of the east right of way line of Robin Street; thence southerly along the northerly extension and east right of way of Robin Street to the north right of way of East Everest Avenue; thence along the north right of way of East Everest Avenue to the west right of way of East Everest Avenue and the east line of Lot 5 of Shadow Ridge; Thence north along said east line of Lot 5 of Shadow Ridge to the Point of Beginning.

Excluding all lands classified as wetlands.

REQUEST FOR CONSIDERATION

PUBLIC MTG/DATE:	BOARD OF TRUSTEES, AUGUST 20, 2018
DESCRIPTION:	RES NO. 2018-040: A RESOLUTION TAKING INITIAL STEPS TO ESTABLISH REDEVELOPMENT PROJECT AREA #3.
FROM:	JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT
QUESTION:	SHOULD THE BOT ADOPT A RESOLUTION TAKING INITIAL STEPS TO ESTABLISH REDEVELOPMENT PROJECT AREA #3 AS RECOMMENDED BY THE CDA?

BACKGROUND

THE VILLAGE HAS TWO TAX INCREMENTAL DISTRICTS—TID #1 AND TID #2. EACH OF THESE TWO TIDS HAS A CORRESPONDING REDEVELOPMENT AREA (REDEVELOPMENT AREAS #1 AND #2). REDEVELOPMENT AREAS ARE TOOLS UNDER WIS. STAT. §66.1333 TO PROVIDE THE STATUTORY VEHICLE FOR THE VILLAGE TO PARTICIPATE IN REDEVELOPMENT ACTIVITIES WITHIN TID AREAS. THERE ARE TWO ADVANTAGES OF ESTABLISHING A REDEVELOPMENT AREA. THE FIRST AND MOST IMPORTANT IS THAT IT AUTHORIZES LEASE REVENUE BORROWING, WHICH DOES NOT COUNT AGAINST GENERAL MUNICIPAL DEBT LIMITS. THE SECOND IS THAT IT AUTHORIZES THE CDA TO MANAGE REDEVELOPMENT ACTIVITIES INCLUDING ACQUIRING LAND WHERE AUTHORIZED BY THE VILLAGE BOARD.

A KEY PREREQUISITE FOR ESTABLISHING A REDEVELOPMENT AREA IS THAT THE MUNICIPALITY MUST FIRST MAKE A FINDING THAT THE PROPOSED REDEVELOPMENT AREA IS "BLIGHTED" UNDER THE STATUTORY DEFINITION. THE STATUTORY DEFINITION OF "BLIGHT" IS DIFFERENT AND MORE EXPANSIVE THAN WHAT MOST PEOPLE HAVE IN THEIR HEADS WHEN THEY THINK OF THE WORD. THE CONDITIONS THAT SIGNAL "BLIGHT" BY STATUTE EMPHASIZE INCONSISTENT LAND USE PATTERNS, PROPERTIES NOT BEING USED TO THEIR HIGHEST AND BEST USE, VISUALLY AND/OR PHYSICALLY BLIGHTED PROPERTIES, ENVIRONMENTAL CONCERNS, OBSOLETE LAND OWNERSHIP OR LAND DIVISION PATTERNS, SUBSTANDARD BUILDINGS THAT ARE HAZARDOUS TO THE PUBLIC WELFARE, AND TRANSPORTATION PROBLEMS THAT ARE SUBSTANTIALLY IMPAIRING SOUND GROWTH AND EXPANSION.

THE VILLAGE IS NOW PROPOSING TO EXTEND TID #1 NORTHWARD INTO THAT SECTION OF THE COUNTY ROAD X CORRIDOR BETWEEN COMMUNITY CENTER DRIVE/BARBICAN AVENUE AND SCHOFIELD AVENUE. THE 2017 *COUNTY ROAD X CORRIDOR PLAN* INCLUDES A REDEVELOPMENT VISION AND CONCEPTS FOR THIS AREA. THIS EXPANDED TID #1 AREA IS NOT WITHIN THE BOUNDARY OF EITHER OF THE VILLAGE'S EXISTING REDEVELOPMENT AREAS, WHICH WOULD BE DISADVANTAGEOUS TO ITS REDEVELOPMENT. STAFF AND CONSULTANTS HAVE DETERMINED THAT THE CLEANEST WAY TO PROVIDE REDEVELOPMENT AREA STATUS TO THIS AREA WOULD BE TO ESTABLISH A NEW REDEVELOPMENT AREA. THIS WOULD MEAN THAT THE OLDER PART OF TID #1 WOULD OVERLAP WITH REDEVELOPMENT AREA #1 AND THE EXTENDED PART OF TID #1 WOULD OVERLAP WITH THE NEW REDEVELOPMENT AREA #3.

THE FIRST STEP TO ESTABLISHING REDEVELOPMENT AREA #3 IS FOR THE CDA TO DESIGNATE ITS BOUNDARIES, WHICH WOULD BE ACCOMPLISHED THROUGH CDA ADOPTION OF RESOLUTION NO. 2018-CDA-007. THIS ITEM IS ON THE CDA MEETING AGENDA PRIOR TO THE BOT MEETING.

REQUEST FOR CONSIDERATION

THE SECOND STEP IS FOR THE VILLAGE BOARD TO ALSO APPROVE THE BOUNDARY OF THE REDEVELOPMENT PROJECT #3 AND TO DECLARE THAT THE PROPOSED REDEVELOPMENT AREA #3 IS A "BLIGHTED AREA" UNDER THE STATUTORY DEFINITION. THIS IS ACCOMPLISHED THROUGH THE BOT ADOPTING RES. NO. 2018-040.

ATTACHED DOCS:	RES. NO. 2018- 040
COMMITTEE ACTION:	CDA WILL BE TAKING ACTION AT THEIR MEETING EARLIER IN THE DAY ON 8/20/18
FISCAL IMPACT:	TBD
RECOMMENDATION:	DIRECTOR & MDROFFERS (PLANNING CONSULTANT) RECOMMENDS APPROVAL

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I MOVE TO APPROVE RES. NO. 2018-040, TAKING INITIAL STEPS TO ESTABLISH REDEVELOPMENT PROJECT AREA #3 AS RECOMMENDED BY THE CDA IN RESOLUTION NO. 2018-CDA-007.

NOTE: THE BOARD MUST ADOPT THE RESOLUTION BY AT LEAST 2/3 OF THE VILLAGE BOARD.

ADDITIONAL ACTION:

1. DRAFT PUBLIC HEARING NOTICE AND PUBLISH IN WAUSAU DAILY HERALD PER STATUTORY REQUIREMENTS (STAFF).
2. NOTIFY PROPERTY OWNERS WITHIN THE REDEVELOPMENT AREA OF CDA HEARING ON 9/17/18 VIA CERTIFIED/RETURN RECEIPT MAIL (STAFF).
3. POST PROPERTY IN REDEVELOPMENT PROJECT AREA, ON PROPERTIES WHERE VILLAGE DOES NOT RECEIVED CERTIFIED MAIL RETURN RECEIPT OR NOTICE IS RETURNED UNDELIVERABLE.