

**REDEVELOPMENT AUTHORITY
OF THE
CITY OF WAUKESHA, WISCONSIN**

Resolution No. ____

**RESOLUTION DETERMINING PROPERTY TO BE BLIGHTED AND
SUBMITTING DETERMINATION TO COMMON COUNCIL FOR APPROVAL**

WHEREAS, the properties in the City of Waukesha, Wisconsin (the "City") located at 1430 White Rock Avenue, 1421 White Rock Avenue, 1412 White Rock Avenue and 702 Elm Street, as well as Parcel Number 1003046 and Parcel Number 1003950 (collectively, the "Properties") have been proposed as the site for a private development project; and

WHEREAS, the Properties have been determined by City staff to be "blighted properties" as defined in Section 66.1333, Wisconsin Statutes based on a report prepared by [_____] (the "Report"); and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Properties will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Redevelopment Authority of the City of Waukesha (the "Authority") proposes to assist the private development of the Properties and to carry out blight elimination and urban renewal projects on the Properties, including assisting the private development of the Properties; and

WHEREAS, pursuant to Section 66.1333(5)(c)1g., Wisconsin Statutes, the Authority may acquire or assist the private acquisition and development of blighted property without designating a redevelopment area boundary or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council; and

WHEREAS, on August 12, 2019 this body held a duly-noticed public hearing to determine whether the Properties are blighted, at which all interested parties were given an opportunity to express their views respecting the determination of blight for the Properties; and

WHEREAS, this body has studied the facts and circumstances relating to the Properties and the proposed development of the Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section 66.1333(2m)(bm), Wisconsin Statutes, (ii) the Report with respect to the existence of blight on the Properties in the context of Section 66.1333, Wisconsin Statutes, (iii) the past and existing condition of, and the proposed uses of, the Properties, (iv) the goals and objectives of the proposed development of the Properties, and (v) visual inspections of the Properties and surrounding areas by various members of the Authority and by various staff of and consultants to the City.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Waukesha that:

1. The Properties are determined to be "blighted properties" within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes.
2. Subject to the approval of the Common Council, the Authority is authorized to assist the private development of the Properties for the purpose of carrying out blight elimination and urban renewal projects thereon as described in the preamble hereto.
3. The finding of blight shall be submitted to the Common Council for review and approval.

Adopted and approved this 12th day of August, 2019.

Chairperson

Secretary