

**COMMON COUNCIL
OF THE
CITY OF WAUKESHA, WISCONSIN**

Resolution No. _____

**RESOLUTION DECLARING PROPERTY TO BE BLIGHTED
AND AUTHORIZING THE REDEVELOPMENT AUTHORITY TO
ASSIST THE REDEVELOPMENT OF THE PROPERTY**

WHEREAS, Section 66.1333, Wisconsin Statutes, as amended (the "Act"), states that it is the policy of this state to protect and promote the health, safety and general welfare of the people of the state in which blighted areas exist by the elimination and prevention of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and

WHEREAS, this Common Council has heretofore created a Redevelopment Authority (the "Authority") to eliminate or prevent substandard, deteriorated, obsolete and blighted areas in the City of Waukesha, Wisconsin (the "City"); and

WHEREAS, the Act authorizes the Authority to undertake certain activities within the City, for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and

WHEREAS, the properties 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 in the City (collectively, the "Properties") have been proposed as the site for a private development project; and

WHEREAS, the Properties have been determined by the City's 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 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, on August 12, 2019 the Authority conducted a duly-noticed public hearing at which all interested parties were afforded a full opportunity to express their views respecting the determination of blight for the Properties; and

WHEREAS, after the public hearing the Authority (i) found the Properties to be "blighted properties" within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, and (ii) submitted the blight determination and proposed development of the Properties for the purpose of carrying out blight elimination and urban renewal projects to this Common Council for approval; and

WHEREAS, in accordance with the Act, this Common Council now finds it necessary and in the public interest that the Authority undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of the Properties and to promote redevelopment and urban renewal on the Properties; and

WHEREAS, this Common Council has studied the facts and circumstances relating to the Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section (2m)(bm) of the Act, (ii) the Report with respect to the existence of blight on the Properties in the context of the Act, (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, (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, and (vi) reports and recommendations to the Common Council by the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Waukesha as follows:

1. The Common Council hereby finds, determines and declares that the Properties are blighted properties within the meaning of Section (2m)(bm) of the Act which substantially impair or arrest the sound growth of the community.

2. The Common Council hereby approves the Authority's proposal to assist the private development of the Properties for the purpose of carrying out blight elimination and urban renewal projects without designating a redevelopment area or adopting a redevelopment plan.

3. The Common Council finds that a comprehensive redevelopment plan is not necessary to determine the need for the uses of the Properties after development and the relation of the development to other property redevelopment by the Authority.

Adopted and approved this 20th day of August, 2019.

(SEAL)

Mayor

City Clerk