

**COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF MONONA, WISCONSIN**

RESOLUTION NO. 10-28-2014

A RESOLUTION APPROVING THE BOUNDARIES FOR REDEVELOPMENT AREA #9; APPROVING THE REDEVELOPMENT PLAN THEREOF; AND SUBMITTING SAID BOUNDARIES AND REDEVELOPMENT PLAN TO THE COMMON COUNCIL

WHEREAS, the Community Development Authority of the City of Monona (“the CDA”) lawfully exists pursuant to section 66.1335 of the Wisconsin Statutes, and possesses all powers granted therein; and

WHEREAS, the CDA has studied the facts and circumstances relating to the proposed Redevelopment Area #9; consideration having been given, among other items, to the following matters: (i) the definition of “blighted area” within the meaning of Section 66.1333(2m)(b), (ii) the report prepared by Vandewalle & Associates with respect to the existence of blight in the Redevelopment Area, (iii) the past and existing condition of, and the proposed uses in, the Redevelopment Area, (iv) the goals and objectives for redevelopment of the Redevelopment Area, (v) visual inspection of the Redevelopment Area and surrounding areas by various members of the CDA and by various staff and consultants to the City, and (vi) comments received at the public hearing; and

WHEREAS, the CDA has designated the boundaries of Redevelopment Area #9 and caused to be prepared a redevelopment plan for said area; and

WHEREAS, on October 28, 2014, a duly-noticed public hearing was held regarding the creation of Redevelopment Area #9 and the adoption of a Redevelopment Plan thereof, at which time all interested parties were afforded a full opportunity to express their views; and

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of Monona, Wisconsin, that:

1. The boundaries of Redevelopment Area #9, as set forth in Exhibit A, are hereby approved.
2. Redevelopment Area #9 is found and declared to be a blighted area within the meaning of section 66.1333(2m)(b) of the Wisconsin Statutes.
3. The Redevelopment Plan for Redevelopment Area #9, attached hereto as Exhibit B, is found to be feasible and in conformity with the comprehensive plan of the City, and approved.
4. The boundaries and Redevelopment Plan are hereby submitted to the Common Council in accordance with section 66.1333(6) of the Wisconsin Statutes.

Adopted and approved this 28th day of October, 2014.



Chairperson



Secretary

COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF MONONA, WISCONSIN

RESOLUTION NO. 11-18-2014

**A RESOLUTION CERTIFYING THE REDEVELOPMENT PLAN FOR
REDEVELOPMENT AREA #9 AND TERMINATING REDEVELOPMENT AREA #3**

WHEREAS, the Community Development Authority of the City of Monona ("the CDA") lawfully exists pursuant to section 66.1335 of the Wisconsin Statutes, and possesses all powers granted therein; and

WHEREAS, on October 28, 2014, the CDA designated the boundaries of the proposed Redevelopment Area #9, determined that the Redevelopment Plan for Redevelopment Area #9 is both feasible and in conformity with the comprehensive plan of the City, and approved the Redevelopment Plan; and

WHEREAS, on November 17, 2014, the Common Council approved by a two-thirds vote the boundaries of the proposed Redevelopment Area #9, found it to be a blighted area, and approved the Redevelopment Plan for it.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of Monona, Wisconsin, that:

1. The Redevelopment Plan for Redevelopment Area #9 is hereby certified to the Common Council in accordance with sec. 66.1333(6)(e) of the Wisconsin Statutes.
2. A portion of Redevelopment Area #9 encompasses an area previously designated for redevelopment as Redevelopment Area #3. Redevelopment Area #3 was created in 1998, and a redevelopment plan for the area was approved at that time. Redevelopment Area #3 is located entirely within Redevelopment Area #9. The redevelopment plan for Redevelopment Area #3 was never accomplished. Redevelopment Area #3 is hereby closed. The redevelopment of the area designated as Redevelopment Area #3 shall be accomplished pursuant to the Redevelopment Plan for Redevelopment Area #9.



Chairperson



Secretary

NOTE: TWO-THIRD VOTE NECESSARY FOR ADOPTION PER §66.1333(6)(b)1, STATS.

**Resolution No. 14-11-1993
Monona Common Council**

**A RESOLUTION APPROVING THE BOUNDARIES OF REDEVELOPMENT AREA #9,
FINDING SUCH AREA TO BE BLIGHTED, AND APPROVING A REDEVELOPMENT
PLAN FOR SAID REDEVELOPMENT AREA**

WHEREAS, pursuant to Section 66.1333 of the Wisconsin Statutes, the Community Development Authority ("the CDA") prepared a plan of redevelopment and urban renewal known as the Redevelopment Area #9 Project Plan, City of Monona, Wisconsin; and,

WHEREAS, the CDA caused to be prepared a map which sets out the boundaries of and the properties included in the proposed project area for Redevelopment Area #9; and,

WHEREAS, on October 28, 2014, a hearing was held before the CDA regarding the creation of Redevelopment Area #9 and the adoption of a Redevelopment Plan thereof, at which time all interested parties were afforded a full opportunity to express their views; and,

WHEREAS, on October 28, 2014, the CDA designated the boundaries of the proposed Redevelopment Area #9 Project Plan project area, determined that the Project Plan is both feasible and in conformity with the comprehensive plan of the City, and approved the Project Plan; and,

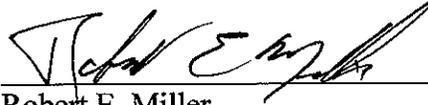
WHEREAS, the CDA submitted the boundaries of Redevelopment Area #9 and the Redevelopment Area #9 Project Plan to the Common Council for action pursuant to section 66.1333(6) of the Wisconsin Statutes.

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

1. The boundaries of Redevelopment Area #9, as shown in Exhibit A attached hereto, are approved.
2. The area within the boundaries of Redevelopment Area #9 is found to be a blighted area within the meaning of section 66.1333(2m)(b) of the Wisconsin Statutes, and in need of a blight elimination, slum clearance or urban renewal project.
3. The Redevelopment Area #9 Project Plan, attached hereto as Exhibit A, is in conformity with the comprehensive plan of the City and feasible, and is hereby approved.
4. Pursuant to Section 66.1333(6)(b)1 of the Wisconsin Statutes, all new construction (including substantial remodeling, conversion, rebuilding, enlargement, extension or major structural improvements on existing buildings) is prohibited on all lands within Redevelopment Area #9, until completion of the Redevelopment Area #9 Project Plan, unless specifically authorized by the Common Council. Ordinary maintenance or remodeling, including changes necessary to continue the occupancy of the property, shall not be prohibited. During all periods that the above-described prohibition is in effect, no such construction may be authorized by any agency, board or commission of the City of Monona in said area unless authorized by the Common Council.

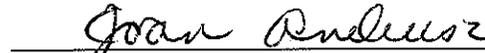
Adopted this 17th day of November, 2014.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN



Robert E. Miller
Mayor

ATTEST:



Joan Andrusz
City Clerk

Requested By: Patrick Marsh, City Administrator – 10/22/14
Approval Recommended By: Community Development Authority – 10/28/14
Drafted By: William S. Cole, City Attorney – 10/23/14
Approved As To Form By: William S. Cole, City Attorney – 10/23/14