



## Legislation Text

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**File #:** 25773, **Version:** 1

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### **Fiscal Note**

No appropriation is required for the establishment of this Redevelopment District. Any City financing of project costs within the District will require separate budgetary authorization.

### **Title**

Approving the Redevelopment Plan and District Boundary for the Wingra Creek Redevelopment District.

### **Body**

The Community Development Authority of the City of Madison (the "CDA") is authorized by Sec. 66.1333 of the Wisconsin Statutes (the "Redevelopment Act") to prepare redevelopment plans and to designate the boundaries of redevelopment districts. The CDA has prepared the Wingra Creek Redevelopment Plan (the "Redevelopment Plan") and designated the boundaries of the Wingra Creek Redevelopment District (the "Redevelopment District") in order to promote revitalization efforts in the Redevelopment District through public and private endeavors. The Redevelopment Plan incorporates land-use planning objectives to encourage commercial and residential development in the Redevelopment District. The proposed development is consistent with and will further the implementation of the long-term strategy to revitalize the Redevelopment District.

WHEREAS, the CDA commissioned a report and survey of the location and physical condition of structures, land use, environmental influences and the social, cultural and economic conditions in and around the Redevelopment District; and

WHEREAS, the consultant's report and survey determined that the Redevelopment District constitutes a blighted area as defined in Wisconsin Statutes; and

WHEREAS, pursuant to the Redevelopment Act, the CDA held a public hearing on March 22, 2012 for the purpose of affording interested parties the opportunity to express their views respecting the proposed Redevelopment Plan; and

WHEREAS, the City of Madison has an adopted Comprehensive Plan which is recognized and used as a guide for the general development of the City of Madison as a whole; and

WHEREAS, the City of Madison adopted the South Madison Plan on May 31, 2005 and the South Madison Plan on January 18, 2005 and the Bay Creek Neighborhood Plan in June 1991 which are recognized as guides for more specific development of the Wingra Creek area which includes the Redevelopment District; and

WHEREAS, on March 22, 2012, the CDA adopted Resolution No. 3071 approving the Redevelopment Plan and the boundaries of the Redevelopment District and finding the Redevelopment District to be a blighted area within the meaning of the Redevelopment Act and the Redevelopment Plan to conform with the general plan of the City.

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

1. That it is hereby found and determined that the Redevelopment District is a blighted area within the meaning of the Redevelopment Act;

2. That it is hereby found and determined that the Redevelopment Plan for the Redevelopment District conforms to the general plan of the City; and

3. That the Redevelopment Plan and the boundaries of the Redevelopment District, having been duly reviewed and considered, are hereby approved, and the City Clerk is hereby directed to file and keep a copy of the Redevelopment Plan in the Clerk's Office.