

RESOLUTION 2015-40
**APPROVING BOUNDARIES OF REDEVELOPMENT AREA, DECLARING
REDEVELOPMENT AREA A BLIGHTED AREA, AND APPROVING REDEVELOPMENT
PLAN**

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 authorizes the Redevelopment Authority of the City of Prairie du Chien, Wisconsin (the “Authority”) to undertake certain activities within the City of Prairie du Chien, Wisconsin (the “City”) programs and projects for redevelopment, blight prevention and elimination, rehabilitation or conservation, and urban renewal purposes; and

WHEREAS, it has been proposed that the Authority undertake programs and projects for redevelopment, blight prevention and elimination, rehabilitation and conservation, and urban renewal, in and with respect to a project in a certain area within the City, which area is set forth in Exhibit A hereto and known as the Parker’s Service Station Site redevelopment area (the “Redevelopment Area”), all as authorized by and pursuant to the Act; and

WHEREAS, the Authority has caused the preparation of a redevelopment plan for the Redevelopment Area, known as the Parker’s Service Station Site Redevelopment Plan for the Redevelopment Area, in the form set forth in Exhibit B hereto (the “Redevelopment Plan”); and

WHEREAS, Section 6(b) 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 Redevelopment Area, (ii) submit the boundaries to the Common Council of the City (the “Common Council”), and (iii) approve the Redevelopment Plan after holding a public hearing and finding that the Redevelopment Plan is feasible and in conformity with the general plan of the City; and

WHEREAS, Section 6(b) of the Act also provides that for the exercise of the powers granted the Authority, it is required, among other actions, that the Common Council, by resolution approved by at least two-thirds vote of the Common Council, (i) declare the Redevelopment Area to be a blighted area in need of a blight elimination, slum clearance and urban renewal project, and (ii) approve the Redevelopment Plan; and

WHEREAS, on July 8, 2015, the Authority conducted a duly noticed public hearing at which all interested parties were afforded a full opportunity to express their views with respect to the Redevelopment Plan and the designation of the Redevelopment Area as a blighted area within the meaning of the Act; and

WHEREAS, by resolution adopted on July 8, 2015, the Authority (i) approved and designated the boundaries of the Redevelopment Area as described in Exhibit A, (ii) found that the Redevelopment Plan is feasible and in conformity with the general plan of the City, and (iii) adopted and approved the Redevelopment Plan in the form set forth in Exhibit B; and

WHEREAS, the Common Council has heretofore considered the facts and circumstances of the Redevelopment Area, consideration having been given, among other items, to the following matters: (i) the definitions of “blighted area” and “redevelopment and urban renewal project” contained in Sections

(2m)(b) and (2m)(d) of the Act, (ii) the past and present conditions of the properties in the Redevelopment Area, (iii) the Redevelopment Plan, and (iv) reports and recommendations by the Authority, various engineers, consultants, advisors and counsel retained by the City and the Authority;

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

Section 1. The Common Council hereby approves and designates the boundaries of the Redevelopment Area as set forth in Exhibit A.

Section 2. The Common Council hereby finds, determines, and declares that the Redevelopment Area:

- (a) is an area which by reason of (i) unsanitary or unsafe conditions, (ii) deterioration of site or other improvements, and (iii) the existence of conditions which endanger life or property, substantially impairs and arrests the sound growth of the City and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use,
- (b) is an area which is predominantly open and which because of deterioration of structures or of site improvements substantially impairs and arrests the sound growth of the community, and,
- (c) as a consequence of the foregoing, is a blighted area in need of a blight elimination, slum clearance and urban renewal project, within the meaning of the Act and as described in Section 6(b)l. of the Act.

Section 3. The Common Council hereby adopts and approves the Redevelopment Plan in the form set forth in Exhibit B and hereby confirms the finding by the Authority that the Redevelopment Plan is feasible and in conformity with the general plan of the City.

Section 4. This Resolution shall take effect immediately upon its adoption.

Approved: July 21, 2015

Adopted: July 21, 2015

David Hemmer, Mayor

Aaron Kramer, City Administrator

EXHIBIT A - REDEVELOPMENT AREA

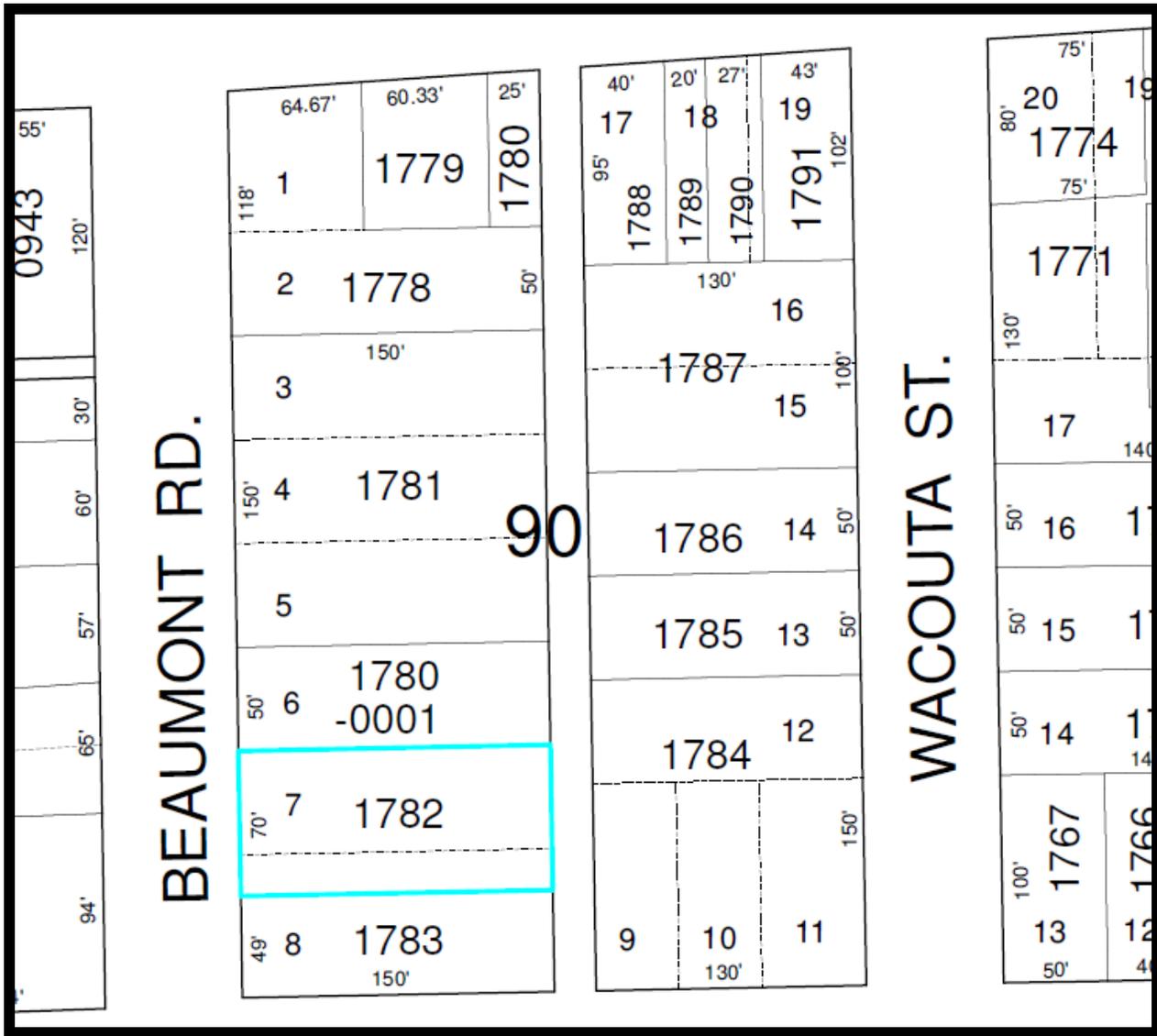


EXHIBIT B - REDEVELOPMENT PLAN
[Attached]

CERTIFICATIONS BY CITY ADMINISTRATOR

I, Aaron Kramer, hereby certify that I am the duly qualified and acting City Administrator of the City of Prairie du Chien, Wisconsin (the "**Municipality**") and as such I have in my possession, or have access to, the complete corporate records of the Municipality and of its Common Council (the "**Governing Body**") and that attached hereto is a true, correct, and complete copy of the resolution (the "**Resolution**") entitled:

Resolution Approving Boundaries of Redevelopment Area,
Declaring Redevelopment Area a Blighted Area,
and Approving Redevelopment Plan

I do hereby further certify as follows:

1. **Meeting Date.** On July 21, 2015, a meeting of the Governing Body was held commencing at _____ p.m.
2. **Posting.** On July 17, 2015 (and not less than 24 hours prior to the meeting), I posted or caused to be posted at the Municipality's offices in Prairie du Chien, Wisconsin a notice setting forth the time, date, place, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On July 17, 2015 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the time, date, place, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the Municipality.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the "**Presiding Officer**"), who chaired the meeting. Upon roll I noted and recorded that there were _____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, _____ of the Governing Body members voted Aye, _____ voted Nay, and _____ Abstained.
7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of two-thirds of the members of the Governing Body in office. The Presiding

Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on July 21, 2015, and I have recorded the approval. Such approval is evidenced by the signature of the Presiding Officer on the copy of said Resolution attached hereto.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Municipality hereto on July 21, 2015.

Aaron Kramer, City Administrator

[Seal]