



City of West Allis

Legislation Text

File #: R-2011-0101, **Version:** 1

Resolution approving boundaries and the Redevelopment Plan for the Former Home Juice Area and declaring such area to be a blighted area in need of a redevelopment project

WHEREAS, for exercise of powers granted and the acquisition and disposition of real property in a project area pursuant to Sections 66.1333 of the Wisconsin Statutes, the Community Development Authority of the City of West Allis ("Authority") is required to designate the boundaries of such proposed project area and to submit such boundaries to the Common Council for approval and for a declaration that such area is a blighted area in need of a blight elimination, slum clearance and urban renewal project; and,

WHEREAS, the Authority has by CDA Resolution Nos. 861 and 862, adopted on April 12, 2011, designated boundaries (attached as Exhibit A) and approved a Redevelopment Plan (attached as Exhibit B) for the proposed Former Home Juice Area. and has requested that the Common Council adopt a resolution by a two-thirds (2/3) majority as required pursuant to Section 66.1333 of the Wisconsin Statutes.

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

1. The boundaries designated by the Authority for the proposed Former Home Juice Area Redevelopment Plan, attached as Exhibit B, which area is shown and more precisely described in the Redevelopment Plan Boundary Exhibit A, attached hereto and by reference made a part hereof (the "Project Area"), be and hereby are, in all respects, approved; and,
2. That it be and is hereby determined and declared that the above-described Project Area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, faulty lot layouts in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, diversity of ownership, deterioration of site and other improvements, under utilization of lands, depressed property values, environmental pollution and other conditions substantially impairs and arrests the sound growth of the community, constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use, is a blighted area within the meaning of Section 66.1333 of the Wisconsin Statutes in need of a blight elimination, slum clearance and urban renewal project; and,
3. The Authority be and is hereby requested to proceed with the preparation of a Redevelopment Plan for the proposed project area including any and all studies and surveys necessary thereto. The Authority shall submit the Redevelopment Plan to the Common Council for approval as required by Section 66.1333(6)(b)2 of the Wisconsin Statutes; and,
4. That any new construction in the Project Area is prohibited except upon resolution of the Common Council as provided in Section 66.1333(6)(e) of the Wisconsin Statutes; provided that this prohibition shall not be construed to forbid ordinary repair and maintenance, or improvement necessary to continue occupancy under any regulatory order. Such prohibition shall extend for an initial period of six months from the date of enactment of this Resolution subject to successive

renewals for like periods by further resolution of the Common Council; and,

5. The Common Council hereby pledges its cooperation in the preparation of plans incidental to the aforesaid project and requests all City officials, departments, boards and commissions to cooperate with and assist, as may be appropriate, the Authority and its duly appointed staff, the Department of Development; and,

6. The City Clerk/Treasurer be and is hereby directed to transmit a certified copy of this resolution, together with a copy of the attached exhibit to the Authority, Director of Development, Director of Public Works/City Engineer, and the Director of Building Inspections and Neighborhood Services.

Attachment: Exhibit A (Boundaries)
Exhibit B (Redevelopment Plan)

cc: Department of Development

DEV-R-633-4-19-11