

**COMMUNITY
DEVELOPMENT
AUTHORITY**

Tuesday, January 7, 2020

7:00 PM

McFarland Municipal Center
Conference Room A

AGENDA

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. CLOSED SESSION.
 - a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the acquisition of property at the following locations:
 - 1) 4313 Triangle Street (Tax Increment District #3).
 - 2) 5407 Bashford Street (Tax Increment District #4).
 - b. Discussion and action to reconvene into Open Session.
4. APPROVAL OF MINUTES.
 - a. Review and possible approval of December 4, 2019 Community Development Authority minutes.
5. BUSINESS.
 - a. Discussion and action to make a recommendation to the Village Board regarding the consideration of an offer to purchase the property located at 4313 Triangle Street within Tax Increment District #3.
 - b. Discussion and action to make a recommendation to the Village Board on Resolution 2020-02: a resolution to authorize the condemnation of 4313 Triangle Street.
6. SCHEDULE NEXT MEETING DATE.
 - a. Wednesday, February 5, 2020 at 7:00 pm.
7. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon

reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Working Draft - MINUTES
Community Development Authority Meeting
December 4, 2019

Members Present: Ken Brost, Dan Kolk, Jerry Dietzel, Toni Stolarik, Austen Conrad, Stephanie Brassington

Members Absent: Sue Smith

Staff Present: Andrew Bremer, Matt Schuenke

1. CALL TO ORDER

Meeting called to order at 7:07 pm by Brost

2. PUBLIC APPEARANCES.

None

3. CLOSED SESSION.

a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the acquisition of property at the following locations:

- 1) 4313 Triangle Street (Tax Increment District #3).
- 2) 5407 Bashford Street (Tax Increment District #4).
- 3) 6004/6006 Johnson Street (located adjacent to Tax Increment District #4).

Motion by Kolk to go into closed session, seconded by Brassington. Motion carried 6-0 on roll call vote. Moved into closed session at 7:08.

b. Discussion and action to reconvene into Open Session.

Motion by Kolk to return to open session, seconded by Brassington. Motion carried 6-0 on roll call vote. Moved into open session at 8:31 pm.

4. APPROVAL OF MINUTES.

a. Discussion and action regarding the minutes for the meeting held on November 6, 2019.

Motion by Kolk to approve the minutes. Seconded by Stolarik. Motion carried 6-0.

5. BUSINESS.

a. Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 4313 Triangle Street within Tax Increment District #3.

Motion by Dietzel to recommend to the Village Board acquisition of property located 4313 Triangle Street. Seconded by Stolarik. Motion carried 6-0.

b. Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 5407 Bashford Street within Tax Increment District #4.

Motion by Dietzel to recommend to the Village Board acquisition of property located at 5407 Bashford Street. Seconded by Conrad. Motion carried 6-0.

c. Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 6004/6006 Johnson Street adjacent to Tax Increment District #4.

Motion by Dietzel to recommend to the Village Board acquisition of property located at 6004/6006 Johnson Street. Seconded by Conrad. Motion carried 6-0.

6. SCHEDULE NEXT MEETING DATE.

a. Wednesday, January 1, 2020 at 7:00 pm.

The January CDA meeting will be moved to Tuesday, January 7, 2020 at 7:00pm due to the normal meeting falling on a holiday.

7. ADJOURNMENT.

Motion by Kolk to adjourn, seconded by Brassington. Motion carried 6-0. Meeting adjourned at 8:36pm.



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Tuesday, January 7, 2020

SECTION: Business

DEPARTMENT: Administration

CONTACT:

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the consideration of an offer to purchase the property located at 4313 Triangle Street within Tax Increment District #3.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Tuesday, January 7, 2020

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board on Resolution 2020-02: a resolution to authorize the condemnation of 4313 Triangle Street.

PREVIOUS ACTION:

12-4-19 CDA recommended to the Village Board acquisition of 4313 Triangle Street.

ISSUE SUMMARY:

The powers and duties of the CDA generally include undertaking blight elimination, urban renewal, community development programs and projects, and housing projects. In particular, the CDA promotes and facilitates economic development and redevelopment in the Village's Tax Increment Finance Districts. 4313 Triangle Street is located within TID #3 which was adopted in 2004. In 2010, the Village adopted [Redevelopment Plan No. 1](#), which identified 4313 Triangle Street as a blighted property and a potential redevelopment area as part of the Triangle/Meinders Subdistrict. Redevelopment Plan No. 1 identified this Subdistrict for future Commercial/Light Industrial Development. Maps 4-6 of this plan, and adoption Resolution 08-2010, are provided within the packet. The entire plan can be found on the [Community Development Website](#).

Over the past several months, Village Staff have been working with the owner of 4313 Triangle Street regarding on-going zoning violations and the potential acquisition of the parcel by the Village for the purpose of blight elimination, slum clearance, and urban renewal.

At the December 4, 2019 CDA meeting, the CDA recommended to the Village Board acquisition of 4313 Triangle Street. Within the meeting packet is Resolution 2020-02, a resolution to authorize the condemnation of 4313 Triangle Street. This resolution has been prepared by the Village Attorney in the event an agreed sales price cannot be reached with the owner of 4313 Triangle Street or is not approved of by the Village Board.

FINANCIAL/BUDGET IMPACT:

Existing and projected TID #3 revenues are available to recoup condemnation expenditures prior to termination of TID #3 in 2027.

VILLAGE PLAN REFERENCE:

TID #3 Project Plan



Redevelopment District No #1 Plan

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of Resolution 2020-02 in the event an agreed sales price cannot be reached with the owner of 4313 Triangle Street or is not approved of by the Village Board.

ATTACHMENTS:

1. 2020-02 Resolution Necessity-4313 Triangle
2. Pages from Redevelopment District No. 1_01.06.2010

RESOLUTION #2020-02

A RESOLUTION OF NECESSITY TO ACQUIRE THE PROPERTY LOCATED AT 4313 TRIANGLE STREET

WHEREAS, the Village of McFarland's Redevelopment District #1 Project Plan was approved and adopted by the Village Board in Resolution #08-2010 on July 12, 2010, and the Project Plan covers the Highway 51 corridor, including the Triangle/Meinders Subdistrict, as part of this redevelopment plan; and,

WHEREAS, the majority of buildings in the Triangle/Meinders Subdistrict have been determined to be blighted, underutilized and obsolete, and in need of rehabilitation, and the Project Plan calls for assemblage of properties in this area; and,

WHEREAS, the property located at 4313 Triangle Street is included in the area of the Triangle/Meinders Subdistrict, and Village staff recommend the property be acquired at this time by the Village;

NOW, THEREFORE, the Village Board of the Village of McFarland, Dane County, Wisconsin, hereby resolves as follows:

1. That this Resolution is a resolution of necessity, in accordance with subsections 32.06(1) and 32.07(2), Wisconsin Statutes, relating to the redevelopment of lands pursuant to the Village's Redevelopment District #1 Project Plan (hereinafter the "Project Plan"), and this public project.

2. That it is hereby determined necessary for the Village of McFarland to acquire the property located at 4313 Triangle Street (hereinafter the "Property"), better described as follows:

Lot One (1), Certified Survey Map No. 12030 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on December 21, 2006, in Volume 74 of Certified Survey Maps, Page 98, as Document No. 4264874, located in the Village of McFarland, Dane County, Wisconsin.

Excepting there from: The Southerly Forty (40) feet of Lot One (1), Certified Survey Map No. 12030 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on December 21, 2006, in Volume 74 of Certified Survey Maps, Page 98, as Document No. 4264874, located in the Village of McFarland, Dane County, Wisconsin.

3. That the Village Board previously determined the Property to be blighted, and it is now necessary for the Village to acquire the same as part of the Village's efforts to redevelop lands in this area of the Village, consistent with the Project Plan, which is incorporated by reference into this resolution as Exhibit A.

4. That the Village of McFarland will acquire, by condemnation in accordance with Chapter 32, Wisconsin Statutes, if necessary, the Property from the record owners thereof, which presently is DMG Holdings, LLC, and from any and all other persons or entities who may have an interest in said real estate.

5. That the Village Board finds as follows:

- a. That the scope of the redevelopment project included in the Project Plan includes the Property.
- b. That the legal description of the redevelopment area included in the Project Plan includes the Property.
- c. That the purpose of this condemnation is as set forth in the Project Plan, including, but not limited to, the assemblage of blighted properties contained in the Triangle/Meinders Subdistrict.
- d. That the Property is blighted, as set forth in the Project Plan and for reasons stated therein, and that those reasons continue.

6. That the Village Administrator is authorized to hire such professionals as necessary, including a surveyor and appraiser, and take all action necessary to acquire the above-described interest in the Property in accordance with Wisconsin Statutes.

The above and foregoing Resolution was duly adopted at a regular meeting of the McFarland Village Board on January _____, 2020.

APPROVED:

Brad Czebotar, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-Treasurer

RESOLUTION # 2020-02	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Adrian	Kryzenske
Brassington	Lytle
Czebotar	Utter
Kolk	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

A Planning Document For

VILLAGE OF MCFARLAND, WISCONSIN District Boundary and Project Plan

Redevelopment District No. 1 (TID #3)

CDA Public Hearing Draft – April 7, 2010



Exhibit A

Village of McFarland Redevelopment District #1

MAP 4: Potential Redevelopment Areas

DRAFT

Triangle/Meinders
Subdistrict

Highway 51
Design Subdistrict

Beltline-Oriented
Commercial Subdistrict

Industrial Center

Mixed-Use
Lakeview Village

Long-Term
Residential

Office

Mixed-Use

Source: Village of McFarland
Terminal and Triangle District Plan,
Adopted September 8, 2005

Revised: 4.13.10

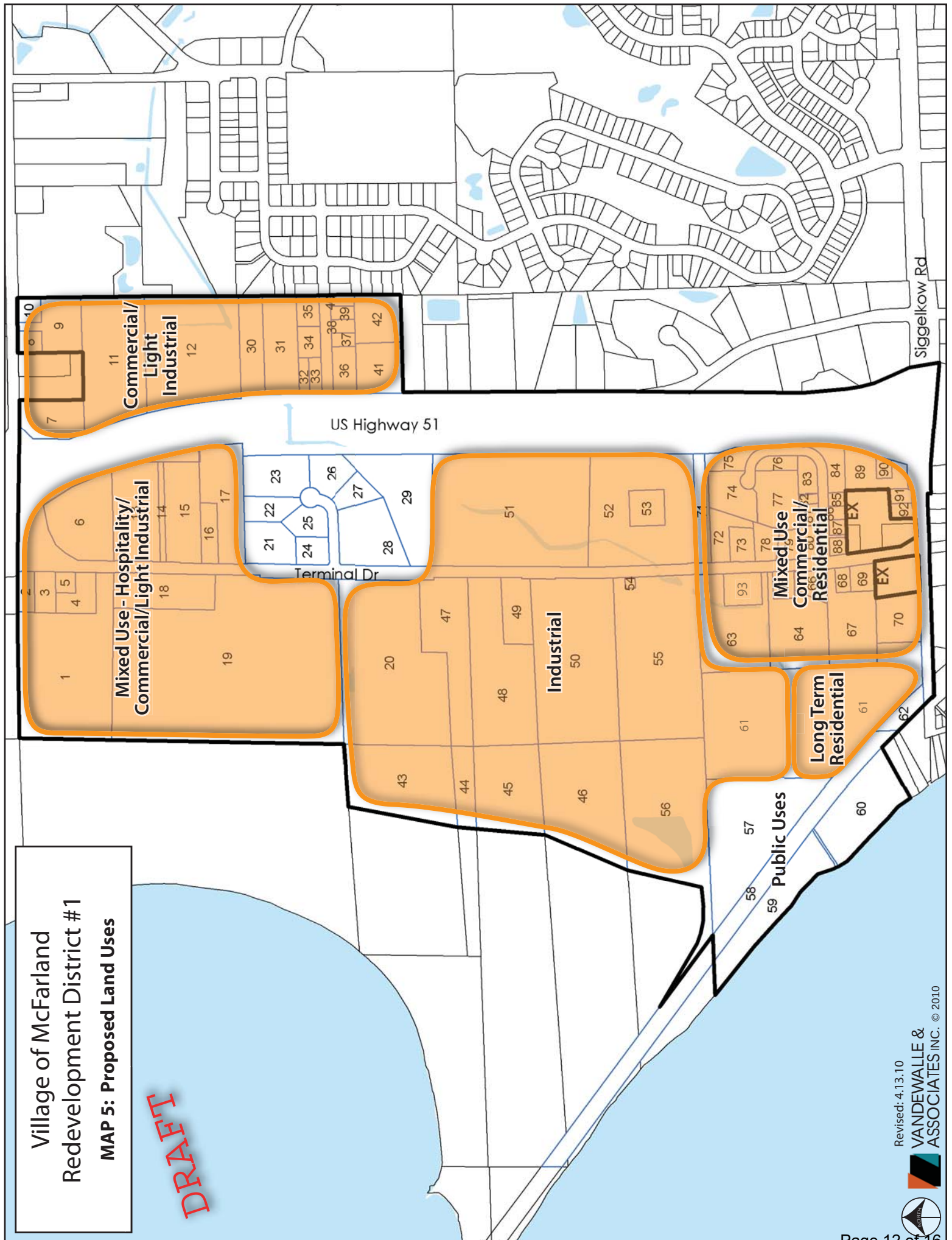
VANDEWALLE &
ASSOCIATES INC. © 2010



Village of McFarland Redevelopment District #1

MAP 5: Proposed Land Uses

DRAFT



Revised: 4.13.10

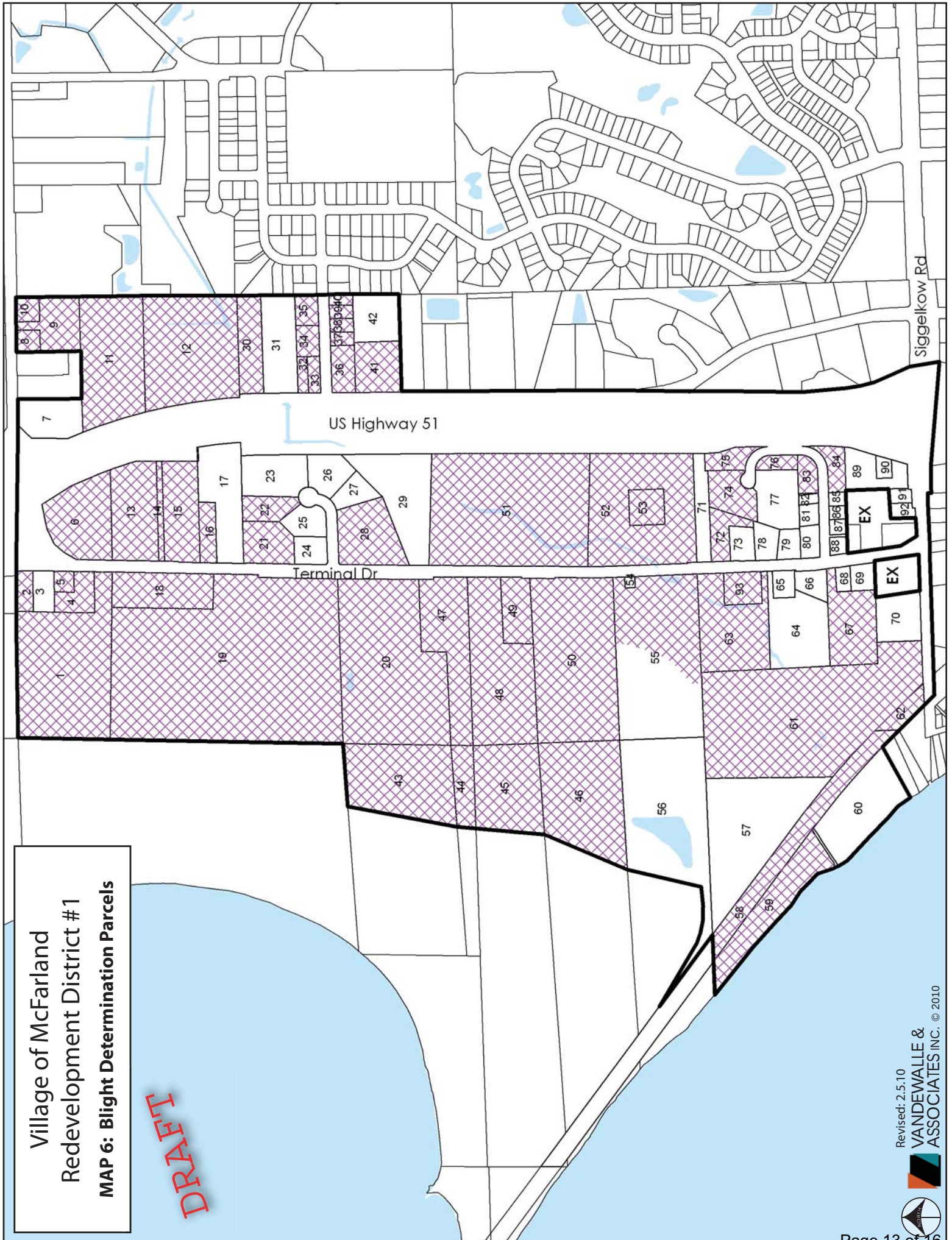
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Village of McFarland Redevelopment District #1

MAP 6: Blight Determination Parcels

DRAFT



RESOLUTION #08-2010

RESOLUTION 08-2010			
MOTION		SECOND	
Barrett		Flaherty	
ACTION		DATE	
Adopted		7/12/10	
Referred			
Tabled			
Withdrawn			
Defeated			
Published			
INDIVIDUAL VOTING RECORD			
Harried	Aye	Jackson	Aye
Barrett	Aye	Payne	Aye
Crane	No	Utter	No
Flaherty	Aye		
VOTING RESULTS			
Motion Carried:		5-2	
Motion Defeated:			

RESOLUTION DESIGNATING BOUNDARIES OF REDEVELOPMENT DISTRICT #1 AND APPROVING REDEVELOPMENT PROJECT PLAN FOR MCFARLAND REDEVELOPMENT DISTRICT #1 (Tax Increment District No. 3)

WHEREAS, pursuant to Wis. Stats. §66.1333, as made applicable to the Village by Wis. Stats. §66.1339, the Community Development Authority of the Village of McFarland has prepared a plan of redevelopment and urban renewal known as McFarland Redevelopment District #1; and

WHEREAS, a map graphically showing the boundaries of and the properties included in the proposed project area for McFarland Redevelopment District #1 is attached hereto as Exhibit "A"; and

WHEREAS, the legal description for exterior boundaries of proposed Redevelopment District #1 are legally described in Exhibit "B", attached hereto and incorporated herein by this reference; and

WHEREAS, on April 7, 2010, the Community Development Authority of the Village of McFarland held a hearing to assist the Authority in making a determination whether McFarland Redevelopment District #1 was feasible and was in conformity with the general plan of the Village of McFarland, the result of which was a report concerning this Plan that was submitted to the McFarland Village Board; and

WHEREAS, the Redevelopment Project Plan for Redevelopment District #1 was presented and explained at the public hearing before the Community Development Authority on April 7, 2010, at which hearing all interested persons were afforded a full opportunity to express their views respecting the proposed the McFarland Redevelopment District #1 Redevelopment Project Plan; and

WHEREAS, on May 5, 2010, the Community Development Authority designated the boundaries for the proposed McFarland Redevelopment District #1 Redevelopment Project Plan, and determined that the said Plan was both feasible and in conformity with the general plan of the Village of McFarland, and improved the said Redevelopment Project Plan; and

WHEREAS, the Community Development Authority has submitted the proposed boundaries of McFarland Redevelopment District #1 to the Village Board, and similarly referred the Redevelopment District #1 Redevelopment Project Plan to the Village Board for a determination whether the area within the boundaries of the proposed Project is blighted and in need of a blight elimination for Urban Renewal Project, in accordance with Wis. Stats. §66.1333(6)(b)2; and

WHEREAS, the Village Board finds that the Redevelopment District #1 Redevelopment Project Plan is feasible and in conformity with the general plan of the Village; and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of McFarland, Wisconsin, as follows:

1. The Village Board of the Village of McFarland, Wisconsin hereby finds, based on the record of the proceedings in this matter provided herein, that the boundaries of the proposed project area as identified in Exhibits A and B attached hereto, are hereby approved.
2. The lands within the proposed project area of McFarland Redevelopment District #1 are a blighted area in need of a blight elimination, slum clearance, or an urban renewal project.
3. The Village Board does hereby approve the Village of McFarland Redevelopment District #1 Redevelopment Project Plan, a copy of which is attached to this Resolution as Exhibit "C", and said Plan is feasible and in accordance with the general plan of the Village of McFarland.
4. The Community Development Authority is hereby directed to undertake all actions necessary to facilitate implementation of the Redevelopment Project Plan for McFarland Redevelopment District #1.

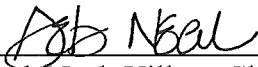
The above and foregoing Resolution was duly adopted at a regular meeting of the McFarland Village Board on the 12th day of July, 2010.

APPROVED:



Mike Harried, Village President

ATTEST:



Deb Neal, Village Clerk

4817-7779-6614, v. 1