

No. 637, S.

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CHAPTER 516

AN ACT to amend 66.405 (3) (a) and (j) and 66.406 (3) (a), (c) and (d) of the statutes, relating to area and building requirements in urban redevelopment plans.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 66.405 (3) (a) and (j) of the statutes are amended to read:

66.405 (3) (a) "Area" * * * *means* a portion of a city which its planning commission * * * *finds* to be substandard or insanitary, so that the clearance, replanning, rehabilitation or reconstruction thereof is necessary or advisable to effectuate the public purposes declared in sub. (2); and may include any buildings or improvements not in themselves substandard or insanitary, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part; *and also includes vacant land which is in such proximity to other land or structures so as to impair the economic value thereof.*

(j) "Maximum assessed valuation" * * * *means*, with respect to any local tax on any parcel of real property, the last assessed valuation of such parcel appearing on the assessment roll prior to the transfer of such parcel to the redevelopment corporation. *Whenever the area which is to be the subject of a development plan is less than 100,000 square feet but more than 25,000 square feet and consists of vacant land which results from the clearing of substandard or insanitary structures, and such area falls within the conditions set forth in s. 66.406 (3) (c), then the "maximum assessed valuation" means the last assessed valuation which appeared on the assessment roll prior to demolition of structures in such area.*

SECTION 2. 66.406 (3) (a), (c) and (d) of the statutes are amended to read:

66.406 (3) (a) That the area within which the development area is included is substandard or insanitary and that the redevelopment of the development area in accordance with the development plan is necessary or advisable to effectuate the public purposes declared in s. 66.405 (2); *if the area is comprised of vacant land it shall be established that such vacant land impairs the economic value of surrounding areas in accordance with the general purposes expressed in s. 66.405 (2);*

(c) That the development area is not less than 100,000 square feet in area, except that it may be smaller in area when undertaken in connection with a public improvement, but in any event of sufficient size to allow its redevelopment in an efficient and economically satisfactory manner and to contribute substantially to the improvement of the area in which the development is located; *but whenever the local governing body makes a finding to the effect that an area is in urgent need of development, and that such development will contribute to the progress and expansion of an area whose economic growth is vital to the community, then in such instance the development area shall not be less than 25,000 square feet subject to the requirements of par. (d);*

(d) That the various stages, if any, by which the development is proposed to be constructed or undertaken, as stated in the development plan,

are practicable and in the public interest and where the area to be developed consists either of vacant land or of substandard or insanitary buildings or structures as provided in s. 66.405 (3) (a), and such area is less than 100,000 square feet but more than 25,000 square feet as provided in par. (c) then the new structures to be constructed on such vacant land shall not be less than 1,000,000 cubic feet in area ;

Approved May 14, 1964.
