

SECTION 373

① 66.1303 (1) A development plan shall contain ~~such~~^{the} information as ~~the~~^{that} planning
2 commission ~~shall, by rule or regulation require~~ requires, including all of the
3 following:

4 (a) A metes and bounds description of the development area;

5 (b) A statement of the real property in the development area fee title to which
6 the city proposes to acquire and a statement of the interests to be acquired in any
7 other real property by the city;

8 (c) A statement of the various stages, if more than one is intended, by which
9 the development is proposed to be constructed or undertaken, and the time limit for
10 the completion of each stage, together with a metes and bounds description of the real
11 property to be included in each stage;

12 (d) A statement of the existing buildings or improvements in the development
13 area, to be demolished immediately, ~~if any~~;

14 (e) A statement of the existing buildings or improvements, in the development
15 area not to be demolished immediately, ~~if any~~, and the approximate period of time
16 during which the demolition, ~~if any~~, of each ~~such~~ building or improvement is to take
17 place;

18 (f) A statement of the proposed improvements, ~~if any~~, to each building not to
19 be demolished immediately, any proposed repairs or alterations to ~~such~~ the building,
20 and the approximate period of time during which ~~such~~ improvements, repairs or
21 alterations are to be made;

22 (g) A statement of the type, number and character of each new industrial,
23 commercial, residential or other building or improvement to be erected or made; and
24 a statement of the maximum limitations upon the bulk of ~~such~~ buildings or
25 improvements to be permitted at various stages of the development plan;

1 (h) A statement of those portions, ~~if any,~~ of the development area which may
2 be permitted or will be required to be left as open space, the use to which each ~~such~~
3 open space is to be put, the period of time each ~~such~~ open space will be required to
4 remain an open space and the manner in which it will be improved and maintained,
5 ~~if at all.~~

6 (i) A statement of the proposed changes, ~~if any,~~ in zoning ordinances or maps,
7 necessary or desirable for the development and its protection against blighting
8 influences.

9 (j) A statement of the proposed changes, ~~if any,~~ in streets or street levels and
10 ~~any of~~ proposed street closings.

11 (k) A statement of the character of the existing dwelling accommodations, ~~if~~
12 ~~any,~~ in the development area, the approximate number of families residing ~~therein~~
13 in the development area, together with a schedule of the rentals being paid by them,
14 and a schedule of the vacancies in ~~such~~ the accommodations, together with the rental
15 demanded ~~therefor;~~ for the vacant accommodations.

16 (L) A statement of the character, approximate number of units, approximate
17 rentals and approximate date of availability of the proposed dwelling
18 accommodations, ~~if any,~~ to be furnished during construction and upon completion of
19 the development.

20 (m) A statement of the proposed method of financing the development, in
21 sufficient detail to evidence the probability that the redevelopment corporation will
22 be able to finance or arrange to finance the development.

23 (n) A statement of persons who it is proposed will be active in or associated with
24 the management of the redevelopment corporation during a period of at least one
25 year from the date of the approval of the development plan.

1 (o) ~~The development plan, and any application to the planning commission or~~
2 ~~local governing body for approval thereof, may contain in addition such other~~ Other
3 ~~statements or material as may be deemed~~ statements or material that are considered
4 ~~relevant by the proposer thereof applicant,~~
5 including suggestions for the clearance, replanning, reconstruction or rehabilitation
6 of one or more areas which may be larger than the development area but which
7 include it, and any other provisions for the redevelopment of such area or areas.

8 (2) No development ~~shall~~ may be ~~actually~~ initiated until the adoption of a
9 resolution of approval of the development plan therefor by both the planning
10 commission and the local governing body.

11 (3) (intro.) The planning commission may approve a development plan after a
12 public hearing, and shall determine all of the following:

13 (a) That the area within which the development area is included is substandard
14 or insanitary and that the redevelopment of the development area in accordance with
15 the development plan is necessary or advisable to effectuate the public purposes
16 declared in s. ~~66.405~~ 66.1301 (2); if the area is comprised of vacant land it shall be
17 established that ~~such~~ the vacant land impairs the economic value of surrounding
18 areas in accordance with the general purposes expressed in s. ~~66.405~~ 66.1301 (2);

19 (b) That the development plan is in accord with the master plan, ~~if any,~~ of the
20 city;

21 (c) That the development area is not less than 100,000 square feet in area,
22 except that it may be smaller in area when undertaken in connection with a public
23 improvement, ~~but in any event~~ if it is of sufficient size to allow its redevelopment in
24 an efficient and economically satisfactory manner and to contribute substantially to
25 the improvement of the area in which the development is located; ~~but whenever,~~ If
the local governing body makes a finding to the effect that an area is in urgent need

1 of development, and that ~~such~~ development will contribute to the progress and
2 expansion of an area whose economic growth is vital to the community, ~~then in such~~
3 ~~instance~~ the development area ~~shall~~ may not be less than 25,000 square feet subject
4 to the requirements of par. (d);

5 (d) That the various stages, ~~if any~~, by which the development is proposed to be
6 constructed or undertaken, as stated in the development plan, are practicable and
7 in the public interest and where the area to be developed consists either of vacant
8 land or of substandard or insanitary buildings or structures as provided in s. ~~66.405~~
9 66.1301 (3) (a), and ~~such~~ the area is less than 100,000 square feet but more than
10 25,000 square feet as provided in par. (c) then the new structures to be constructed
11 on ~~such~~ the vacant land ~~shall~~ may not be less than 1,000,000 cubic feet ~~in area~~;

12 (e) That the public facilities, based on whether the development ~~be a~~ is
13 residential, industrial or commercial one, are ~~presently~~ adequate or will be adequate
14 at the time that the development is ready for use to serve the development area;

15 (f) That the proposed changes, ~~if any~~, in the city map, in zoning ordinances or
16 maps and in streets and street levels, or any proposed street closings, are necessary
17 or desirable for the development and its protection against blighting influences and
18 for the city ~~as a whole~~;

19 (g) Upon data submitted by or on behalf of the redevelopment corporation, or
20 upon data otherwise available to the planning commission, that there will be
21 available for occupation by families, ~~if any~~, then occupying dwelling accommodations
22 in the development area legal accommodations at substantially similar rentals in the
23 development area or elsewhere in a suitable location in the city, and that ~~the carrying~~
24 ~~into effect of~~ implementing the development plan will not cause undue hardship to
25 ~~such~~ those families. The notice of the public hearing to be held by the planning

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1 commission prior to its approval ~~by it~~ of the development plan shall contain separate
2 statements to the effect that before the development plan is approved, the planning
3 commission must make the determination required in this paragraph, and that if the
4 development plan is approved, real property in the development area is subject to
5 condemnation.

6 **SECTION 374.** 66.406 (3) (h) of the statutes is renumbered 66.1303 (3m) and
7 amended to read:

8 66.1303 (3m) ~~Any such~~ A determination ~~upon approval by the local governing~~
9 ~~body, shall be~~ made under sub. (3) is conclusive evidence of the facts so determined
10 except upon proof of fraud or wilful misfeasance. In arriving at ~~such~~ the
11 determination, the planning commission shall consider only those elements of the
12 development plan relevant to ~~such~~ the determination under ~~pars. (a) to (g)~~ sub. (3)
13 and to the type of development which is physically desirable for the development
14 area concerned from a city planning viewpoint, and from a neighborhood unit
15 viewpoint, if the development plan provides that the development area is to be
16 primarily residential.

17 **SECTION 375.** 66.406 (4) (intro.), (a) and (b) of the statutes are renumbered
18 66.1303 (4) (intro.), (a) and (b), and 66.1303 (4) (intro.), as renumbered, is amended
19 to read:

20 66.1303 (4) (intro.) The local governing body, by a two-thirds vote of the
21 ~~members elect thereof,~~ members-elect may approve a development plan, but no resolution of
22 approval shall may be adopted by it unless ~~and until~~ the planning commission ~~shall~~
23 has first have approved thereof the development plan and ~~there has~~ the plan and
24 planning commission determination have been filed with the local governing body

1 the development plan, the determination by the planning commission, and unless
2 and until the local governing body shall determine determines all of the following:

3 SECTION 376. 66.406 (4) (c) of the statutes is renumbered 66.1303 (4m) and
4 amended to read:

5 66.1303 (4m) Any such A determination shall be under sub. (4) is conclusive
6 evidence of the facts so determined except upon proof of fraud or wilful misfeasance.
7 In considering whether ~~or not~~ a resolution of approval of the development plan shall
8 will be adopted, the local governing body shall consider those elements of the
9 development plan relevant to such the determination under ~~pars. (a) and (b)~~ sub. (4).

10 SECTION 377. 66.406 (5) to (8) of the statutes are renumbered 66.1303 (5) to (8)
11 and amended to read:

12 66.1303 (5) The planning commission and the local governing body, by a
13 13 two-thirds vote of the ~~members elect thereof,~~ ^{members-elect} may approve an amendment or
14 amendments to a development plan, but no such amendment to a development plan
15 which has theretofore been approved by the planning commission and the local
16 governing body shall be approved unless and until if an application therefor for the
17 amendment has been filed with the planning commission by the redevelopment
18 corporation containing that part of the material required by sub. (1) which shall be
19 is relevant to the proposed amendment, and ~~unless and until~~ if the planning
20 commission and the local governing body shall make the determinations required by
21 sub. (3) or (4) which shall be are relevant to the proposed amendment.

22 (6) The planning commission and the local governing body may, for the
23 guidance of prospective proponents of development plans, fix general standards to
24 which a development plan shall conform. Variations from such the standards may
25 be allowed for the accomplishment of the purposes of ss. 66.405 66.1301 to ~~66.425~~

1 ~~66.1329. Such~~ The standards may contain provisions more restrictive than those
2 imposed by applicable planning, zoning, sanitary and building laws, ordinances and
3 regulations.

4 (7) Local housing authorities organized under ss. ~~66.40~~ 66.1201 to ~~66.404~~
5 66.1211, redevelopment authorities organized under s. ~~66.431~~ 66.1333, and
6 community development authorities organized under s. ~~66.4325~~ 66.1335 may render
7 such advisory services in connection with the preliminary surveys, studies and
8 preparation of a development plan as may be requested by the city planning
9 commission or the local governing body and charge fees for such advisory services
10 based on the their actual cost thereof.

11 (8) Notwithstanding any other provision of law, the local legislative body may
12 designate, by ordinance or resolution, the local housing authority, the local
13 redevelopment authority, or both jointly, or the local community development
14 authority, to perform all acts, except the development of the general plan of the city,
15 which are otherwise performed by the planning commission under ss. ~~66.405~~ 66.1301
16 to ~~66.425~~ 66.1329.

17 SECTION 378. 66.407 of the statutes is renumbered 66.1305, and 66.1305 (1)
18 (intro.) and (a) to (h), as renumbered, are amended to read:

19 ~~No~~ 66.1305 ~~Redevelopment corporations; Limitations; incubator~~ (1)
20 (intro.) No redevelopment corporation shall may do any of the following:

21 (a) Undertake any clearance, reconstruction, improvement, alteration or
22 construction in connection with any development until the approvals required by s.
23 ~~66.406~~ 66.1303 have been made;

24 (b) ~~Change, alter, amend, add to or depart from~~ Amend the development plan
25 until the planning commission and the local governing body have approved that

1 portion of such ~~change, alteration, amendment, addition or departure~~ the
2 amendment relevant to the determination required to be made by it as set forth in
3 s. ~~66.406; 66.1303.~~

4 (c) After a development has been commenced, sell, transfer or assign any real
5 property in the development area without first obtaining the consent of the local
6 governing body, ~~which consent.~~ Consent may be withheld only if the sale, transfer
7 or assignment is made for the purpose of evading the provisions of ss. ~~66.405~~ 66.1301
8 to ~~66.425; 66.1329.~~

9 (d) Pay as compensation ~~for services to, or enter into contracts for the payment~~
10 ~~of compensation for services to,~~ its officers or employes in an amount greater than
11 the limit ~~thereon~~ contained in the development plan, or ~~in~~ if a default thereof of the
12 development plan occurs, then in an amount greater than the reasonable value of the
13 services performed ~~or to be performed by such~~ the officers or employes;.

14 (e) Lease an entire building or improvement in the development area to any
15 person or corporation without obtaining the approval of the local governing body
16 which may be withheld only if the lease is being made for the purpose of evading the
17 provisions of ss. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329 .

18 (f) Mortgage any of its real property without obtaining the approval of the local
19 governing body;.

20 (g) Make any guarantee without obtaining the approval of the local governing
21 body;.

22 (h) Dissolve without obtaining the approval of the local governing body, which
23 may be given upon such conditions as ~~said body may deem~~ deemed necessary or
24 appropriate to the protection of the interest of the city in the proceeds of the sale of
25 the real property as to any property or work turned into the development by the city.

1 ~~Such~~ The approval is to shall be indorsed on the certificate of dissolution and ~~such~~
2 the certificate is may not to be filed in the office of the secretary of state in the absence
3 of ~~such~~ the indorsement;.

4 **SECTION 379.** 66.408 (title) of the statutes is renumbered 66.1307 (title).

5 **SECTION 380.** 66.408 (1), (2), (3) and (4) of the statutes are renumbered 66.1307
6 (1), (2) (a), (3) and (4) and amended to read:

7 66.1307 (1) APPLICATION OF OTHER CORPORATION LAWS TO REDEVELOPMENT
8 CORPORATIONS. The provisions of the general corporation law ~~as presently in effect~~
9 ~~and as hereafter from time to time amended,~~ shall apply to redevelopment
10 corporations, ~~except where such~~ unless the provisions are in conflict with the
11 provisions of ss. ~~66.405 66.1301 to 66.425 66.1329.~~

12 (2) (a) ~~consideration for issuance of stock, bonds or income debentures~~ No
13 redevelopment corporation shall may issue stocks, bonds or income debentures,
14 except for money or property actually received for the use and lawful purposes of the
15 corporation or services actually performed for the corporation.

16 (3) DETERMINATION OF DEVELOPMENT COST. (a) Upon the completion of a
17 development a redevelopment corporation shall, or upon the completion of a
18 principal part of a development a redevelopment corporation may, file with the
19 planning commission an audited statement of the development cost ~~thereof~~. Within
20 a reasonable time after the filing of such the statement, the planning commission
21 shall determine the development cost applicable to the development or ~~such~~ portion
22 ~~thereof~~ of the development and shall issue to the redevelopment corporation a
23 certificate stating the amount ~~thereof~~ as of the development cost so determined.

24 (b) A redevelopment corporation ~~may~~ at any time, whether prior or subsequent
25 to the undertaking of any contract or expense, apply to the planning commission for

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1 a ruling ^{plain} ~~as to~~ whether any particular item and amount of cost ~~therein~~ may be
 2 included in development cost when finally determined by the planning commission,
 3 ~~and the amount thereof~~. The planning commission shall, within a reasonable time
 4 after such the application, render a ruling ~~thereon~~, and ~~in the event that it shall be~~
 5 if it is ruled that any item of cost may be included in development cost, the amount
 6 ~~thereof as so determined~~ of the cost shall be ~~so~~ included in development cost when
 7 finally determined.

8 (4) REGULATION OF REDEVELOPMENT CORPORATIONS. A redevelopment corporation
 9 shall do all of the following:

10 (a) Furnish to the planning commission ~~from time to time, as required by it, but~~
 11 with respect to regular reports not more often than once every 6 months, such
 12 financial information, statements, audited reports or other material ~~as such~~ the ^{that}
 13 commission ~~shall require~~ requires, each of which shall conform to such standards of
 14 accounting and financial procedure as the planning commission ~~may~~ ^{plain} by general
 15 regulation ~~prescribe~~ prescribes.

16 (b) Establish and maintain such depreciation and other reserves, surplus and
 17 other accounts ~~as~~ ^{that} the planning commission reasonably requires.

18 SECTION 381. 66.41 (title) of the statutes is repealed.

19 SECTION 382. 66.41 of the statutes is renumbered 66.1307 (2) (b) and amended
 20 to read:

21 66.1307 (2) (b) ~~No~~ A redevelopment corporation shall ~~may~~ pay any interest on
 22 its income debentures or dividends on its stock during any dividend year, unless
 23 ~~there shall exist~~, at the time of ~~any such~~ an intended payment, ~~no~~ a default exists
 24 under any amortization requirements with respect to its indebtedness.

- as affected by 1997 Wisconsin Act 187,

1 SECTION 383. 66.411 of the statutes is renumbered 66.1329 and amended to
2 read:

3 **66.1329 Urban redevelopment; enforcement of duties.** ~~Whenever~~ If a
4 redevelopment corporation shall ~~not have fails to~~ substantially ~~complied~~ comply
5 with the development plan within the time limits for the completion of each stage
6 thereof ~~as therein stated~~, reasonable delays caused by unforeseen difficulties
7 excepted, or shall do, permit to be done or fail or omit to do anything contrary to or
8 required of it, as the case may be, by ss. 66.405 to 66.425, or shall be about so to do,

9 ~~permit to be done or fail or omit to have done, as the case may be then any such fact,~~
10 violates or is about to violate ss. 66.1301 to 66.1329, the failure to comply or actual

11 or possible violation may be certified by the planning commission to the city attorney
12 of the city, ~~who~~. The city attorney may thereupon commence a proceeding in the
13 circuit court of the county in which the city is in whole or in part situated in the name

14 of the city for the purpose ^{plain} ~~of having such action, failure or omission, or threatened~~
15 ~~action, failure or omission, established by order of the court or stopped, prevented or~~
16 ~~otherwise rectified by mandamus, injunction or otherwise. Such proceeding shall be~~
17 ~~commenced by a petition to the circuit court alleging the violation complained of and~~

18 ~~praying for appropriate relief. It shall thereupon be the duty of the court to specify~~
19 ~~the time, not exceeding 10 days~~ ⁴⁵ ~~after service of a copy of the petition, within which~~
20 ~~the redevelopment corporation complained of must answer the petition seeking~~

21 appropriate relief. The court, shall, immediately after a default in answering or after
22 ~~answer,~~ ^{plain} ~~as the case may be,~~ inquire into the facts and circumstances in such the
23 ~~manner as~~ ^{that} the court shall direct without other or formal proceedings, and without

24 respect to any technical requirements. Such other persons or corporations as it shall
25 ~~seem to the~~ The court may join as parties any other persons or corporations it deems

1 necessary or proper to ~~join as parties~~ in order to make its order or judgment effective
2 may be ~~joined as parties~~. The final judgment or order in ~~any such~~ the action or
3 proceeding shall dismiss the action or proceeding or ~~establish the failure complained~~
4 ~~of or direct that a mandamus order, or an injunction, or both, issue, or grant such~~
5 ~~other relief as the court may deem~~ appropriate relief.

6 SECTION 384. 66.412 of the statutes is renumbered 66.1309 ^(intro.) and amended to
7 read:

8 **66.1309 Urban redevelopment; transfer of land.** ^(intro.) Notwithstanding any
9 ~~requirement of law to the contrary~~ ^{other} or the absence of direct provision therefor for
10 transfer of land in the instrument under which a fiduciary is acting, every executor,
11 administrator, trustee, guardian or other person, holding trust funds or acting in a
12 fiduciary capacity, unless the instrument under which ~~such~~ the fiduciary is acting
13 expressly forbids, the state, its subdivisions, cities, all other public bodies, all public
14 officers, corporations organized under or subject to the provisions of the banking law,
15 the division of banking as conservator, liquidator or rehabilitator of any such person,
16 partnership or corporation, persons, partnerships and corporations organized under
17 or subject to the provisions of the banking law, the commissioner of insurance as
18 conservator, liquidator or rehabilitator of any such person, partnership or
19 corporation, any of which owns or holds any real property within a development area,
20 may grant do all of the following:

21 (1) Grant, sell, lease or otherwise transfer any ~~such~~ real property to a
22 redevelopment corporation, ~~and receive~~.

23 (2) Receive and hold any cash, stocks, income debentures, mortgages, or other
24 securities or obligations, secured or unsecured, exchanged ~~therefor~~ for the transfer
25 by ~~such~~ the redevelopment corporation, ~~and may execute such~~.

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(3) Execute instruments and do such acts as ~~may be deemed~~ necessary or desirable by them or it and by the redevelopment corporation in connection with the development and the development plan.

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SECTION 385. 66.413 of the statutes is renumbered 66.1311 and amended to read:

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66.1311 Urban redevelopment; acquisition of land. (1) A redevelopment corporation may ~~whether before or after the development plan has been approved,~~ acquire real property or secure options in its own name or in the name of nominees to acquire real property, by gift, grant, lease, purchase or otherwise.

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(2) A city may, upon request by ~~the~~ a redevelopment corporation, acquire, or obligate itself to acquire, for ~~such~~ the redevelopment corporation any real property included in ~~such~~ a certificate of approval of condemnation, by gift, grant, lease, purchase, condemnation, or otherwise, according to the provisions of any ~~appropriate general, special or local~~ law applicable to the acquisition of real property by the city. Real property acquired by a city for a redevelopment corporation shall be conveyed by ~~such~~ the city to the redevelopment corporation upon payment to the city of all sums expended or required to be expended by the city in the acquisition of ~~such~~ the real property, or leased by ~~such~~ the city to ~~such~~ the redevelopment corporation, ~~all~~ upon ~~such~~ terms as ~~may be~~ agreed upon between the city and the redevelopment corporation to carry out the purposes of ss. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329.

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(3) The provisions of ss. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329 with respect to the condemnation of real property by a city for a redevelopment corporation ~~shall~~ prevail over the provisions of any other ~~general, special or local~~ law.

1 **SECTION 386.** 66.414 of the statutes is renumbered 66.1313 and amended to
2 read:

3 **66.1313 Urban redevelopment; condemnation for.** (1) Condemnation
4 proceedings for a redevelopment corporation shall be initiated by a petition to the
5 city to institute proceedings to acquire for the redevelopment corporation any real
6 property in the development area. ~~Sueh~~ The petition shall be granted or rejected by
7 the local governing body, and the resolution or resolutions granting ~~sueh~~ the petition
8 shall ~~contain a requirement~~ require that the redevelopment corporation shall pay to
9 the city all sums expended or required to be expended by the city in the acquisition
10 of ~~sueh~~ the real property, or for any real property to be conveyed to the corporation
11 by the city in connection with the plan, and the time of payment and manner of
12 securing payment thereof, and may require that the city shall receive, before
13 proceeding with the acquisition of ~~sueh~~ the real property, ~~sueh~~ such assurances ^{plain} as to
14 payment or reimbursement by the redevelopment corporation, or otherwise, [✓] as the
15 city may deem deems advisable. Upon the passage of a resolution ~~or resolutions~~ by
16 the local governing body granting the petition, the redevelopment corporation shall
17 ~~cause to be made~~ make 3 copies of surveys or maps of the real property described in
18 the petition, one of which shall be filed in the office of the redevelopment corporation,
19 one in the office of the city attorney of the city, and one in the office in which
20 instruments affecting real property in the county are recorded. The filing of ~~sueh~~
21 copies of surveys or maps shall ~~constitute the~~ constitutes acceptance by the
22 redevelopment corporation of the terms and conditions contained in ~~sueh~~ the
23 resolution ~~or resolutions~~. The city may conduct any condemnation proceedings
24 either under ch. 32 or ~~at its option~~, under other laws applicable to ~~sueh~~ the city. When
25 title to ~~the~~ real property shall ~~have vested~~ vests in the city, it shall convey or lease

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1 the same real property, with any other real property to be conveyed or leased to the
2 redevelopment corporation by the city in connection with said the redevelopment
3 plan, to the redevelopment corporation upon payment by the redevelopment
4 corporation of the sums and the giving of the security required by the resolution
5 granting the petition.

6 (2) The following provisions shall apply to any proceedings for the assessment
7 of compensation and damages for real property in a development area taken or to be
8 taken by condemnation for a redevelopment corporation:

9 (a) For the purpose of ss. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329, the award of
10 compensation shall may not be increased by reason of any increase in the value of
11 the real property caused by the assembly, clearance or reconstruction, or proposed
12 assembly, clearance or reconstruction for the purposes of ss. ~~66.405~~ 66.1301 to ~~66.425~~
13 66.1329, of the real property in the development area. No allowance shall may be
14 made for improvements begun on real property after notice to the owner of such the
15 property of the institution of the proceedings to condemn such the property.

16 (b) Evidence shall be is admissible bearing upon ^{that is} relevant to the insanitary,
17 unsafe or substandard condition of the premises, or the of their illegal use thereof,
18 or the enhancement of rentals from such illegal use, and such the evidence may be
19 considered in fixing the compensation to be paid, notwithstanding that no steps to
20 remedy or abate such the conditions have been taken by the department or officers
21 having jurisdiction. If a violation order is on file against the premises in any such
22 the department, it shall ~~constitute~~ constitutes prima facie evidence of the existence
23 of the condition specified in such the order.

24 (c) If ~~any of the~~ real property in the development area which is to be acquired
25 by condemnation has, ^{before} ~~prior to such~~ acquisition, been devoted to another public use,

1 it may nevertheless be acquired provided that no real property belonging to the city
2 or to any other governmental body, or agency or instrumentality ~~thereof of the city~~
3 or other governmental body, corporate or otherwise, may be acquired without its
4 consent. No real property belonging to a public utility corporation may be acquired
5 without the approval of the public service commission or other officer or tribunal
6 having regulatory power over such the corporation.

7 (d) Upon the trial a statement, affidavit, deposition, report, transcript of
8 testimony in an action or proceeding, or appraisal made or given by any owner or
9 prior owner of the premises taken, or by any person on the owner's or prior owner's
10 behalf, to any court, governmental bureau, department or agency respecting the
11 value of the real property for tax purposes, ~~shall be~~ is relevant, material and
12 competent upon the issue of value of damage and ~~shall be~~ is admissible on direct
13 examination.

14 (e) ~~The term "owner", as used in~~ In this section, ~~shall include~~ "owner" includes
15 a person having an estate, interest or easement in the real property to be acquired
16 or a lien, charge or encumbrance ~~thereon~~ on the real property.

17 **SECTION 387.** 66.415 of the statutes is renumbered 66.1315 and amended to
18 read:

19 **66.1315 Urban redevelopment; continued use of land by prior owner.**

20 (1) When title to real property has vested in a redevelopment corporation or city by
21 ~~gift, grant, devise, purchase or in condemnation proceedings or otherwise~~, the
22 redevelopment corporation or city, ~~as the case may be~~, may agree with the previous
23 owners of ~~such~~ the property, ~~or~~ any tenants continuing to occupy or use it, or any
24 other persons who may occupy or use or seek to occupy or use ~~such~~ the property, that
25 ~~such~~ the former owner, tenant or other persons may occupy or use ~~such~~ the property

1 upon the payment of a fixed sum of money for a definite term or upon the payment
2 periodically of an agreed sum of money. ~~Such~~ The occupation or use shall may not
3 be construed as a tenancy from month to month, nor require the giving of notice by
4 the redevelopment corporation or the city, ~~as the case may be~~, for the termination of
5 ~~such~~ occupation or use or the right to ~~such~~ occupation or use, ~~but immediately~~.
6 Immediately upon the expiration of the term for which payment has been made the
7 redevelopment corporation or city, ~~as the case may be~~, shall be is entitled to
8 possession of the real property and may maintain summary proceedings, or obtain
9 a writ of assistance, and ~~shall be~~ is entitled to ~~such~~ any other remedy ~~as may be~~
10 provided by law for obtaining immediate possession thereof. A former owner, tenant
11 or other person occupying or using ~~such~~ real property shall may not be required to
12 give notice to the redevelopment corporation or city, ~~as the case may be~~, at the
13 expiration of the term for which that person has made payment for ~~such~~ occupation
14 or use, as a condition to that person's cessation of occupation or use and termination
15 of liability ~~therefor~~.

16 (2) ~~In the event that~~ If a city has acquired real property for a redevelopment
17 corporation, the city shall, in transferring title to the redevelopment corporation,
18 deduct from the consideration or other moneys which the redevelopment corporation
19 has become obligated to pay to the city for ~~such~~ this purpose, and credit the
20 redevelopment corporation with, the amounts received by the city as payment for
21 temporary occupation and use of the real property by a former owner, tenant, or other
22 person, ~~as in this section provided~~, less the cost and expense incurred by the city for
23 the maintenance and operation of ~~such~~ the real property.

24 **SECTION 388.** 66.416 (title) of the statutes is renumbered 66.1317 (title).

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SECTION 389. 66.416 (1) to (4) of the statutes are renumbered 66.1317 (1) to (4), and 66.1317 (1), (2) (a) (intro.) 4. and 5. and (b), (3) and (4), as renumbered, are amended to read:

66.1317 (1) Any A redevelopment corporation may borrow funds and secure the repayment thereof of the funds by mortgage. Every ~~such~~ mortgage shall contain reasonable amortization provisions and ~~shall~~ may be a lien upon no other real property except that forming the whole or a part of a single development area.

(2) (a) (intro.) Certificates, bonds and notes, or part interests ~~therein in~~, or any part of an issue thereof ^{score} of these instruments, which are issued by a redevelopment corporation and secured by a first mortgage on all or part of the real property of the redevelopment corporation, ~~or any part thereof, shall be~~ are securities in which all of the following persons, partnerships or corporations and public bodies or public officers may legally invest the funds within their control:

4. The division of banking as conservator, liquidator or rehabilitator of any ~~such~~ person, partnership or corporation; and persons, partnerships or corporations organized under or subject to chs. 600 to 646.

5. The commissioner of insurance as conservator, liquidator or rehabilitator of any ~~such~~ person, partnership or corporation.

(b) The principal amount of the securities described in par. (a) ~~shall~~ may not exceed the limits, if any, imposed by law for investments by the person, partnership, corporation, public body or public officer making the investment.

(3) Any A mortgage on the real property in a development area, ~~or any part thereof,~~ may create a first lien, or a ~~second~~ 2nd or other junior lien, upon ~~such~~ the real property.

1 (4) The limits as to principal amount secured by mortgage referred to in sub.
 2 (2) shall do not apply to certificates, bonds and notes, or part interests therein in, or
 3 any part of an issue thereof of, ^{SCORE} these instruments, ✓ which are secured by first
 4 mortgage on real property in a development area, [↑] ~~or any part thereof~~, which the
 5 federal housing administrator has insured or has made a commitment to insure
 6 under the national housing act. ~~Any such~~ A person, partnership, corporation, public
 7 body or public officer described in sub. (2) may receive and hold any debentures,
 8 certificates or other instruments issued or delivered by the federal housing
 9 administrator, pursuant to the national housing act, in compliance with the contract
 10 of insurance of a mortgage on all or part of real property in the development area,
 11 ~~or any part thereof~~.

12 SECTION 390. 66.417 (title) of the statutes is renumbered 66.1319 (title).

13 SECTION 391. 66.417 (1) to (6) of the statutes are renumbered 66.1319 (1) to (6),
 14 and 66.1319 (1), (2), (3), (5) and (6), as renumbered, are amended to read:

15 66.1319 (1) The A local governing body may by resolution determine that real
 16 property, title to which is held by the city, specified and described in ~~such~~ the
 17 resolution, is not required for use by the city and may authorize the city to sell or lease
 18 ~~such the~~ real property to a redevelopment corporation; ~~provided, that, if~~ the title of
 19 the city to ~~such the~~ real property ~~be is~~ not declared inalienable by charter of the city,
 20 ~~or other similar law or instrument~~.

21 (2) Notwithstanding the provisions of any ~~general, special or local~~ law or
 22 ordinance, a sale or lease authorized under sub. (1) may be made without appraisal,
 23 public notice or public bidding for a price or rental amount and upon terms agreed
 24 upon between the city and the redevelopment corporation to carry out the purposes

1 of ss. ~~66.405 66.1301 to 66.425 66.1329~~ [✓] ~~In the case of a lease, the~~ [✓] ~~The term of the lease~~
2 shall may not exceed 60 years with a right of renewal upon the same terms.

3 (3) Before any sale or lease to a redevelopment corporation ~~shall be is~~
4 authorized, a public hearing shall be held by the local governing body to consider the
5 proposed sale or lease.

6 (5) The deed or lease of ~~such~~ [✓] real property shall be executed in the same manner
7 as a deed or lease by the city of other real property owned by it and may contain
8 appropriate conditions and provisions to enable the city to reenter the real property
9 ~~in the event of a violation by~~ [✓] if the redevelopment corporation violates of any of the
10 provisions of ss. ~~66.405 66.1301 to 66.425 66.1329~~ relating to ~~such the~~ redevelopment
11 corporation or ~~of~~ violates the conditions or provisions of ~~such the~~ deed or lease.

12 (6) A redevelopment corporation purchasing or leasing real property from a
13 city ~~shall may~~ not, without the written approval of the city, use ~~such the~~ real property
14 for any purpose except in connection with its development. The deed shall contain
15 a condition that the redevelopment corporation will devote the real property granted
16 only for the purposes of its development subject to the restrictions of ss. ~~66.405~~
17 ~~66.1301 to 66.425 66.1329~~, for breach of which the city ~~shall have the right to may~~
18 rcenter and repossess itself of the real property.

19 **SECTION 392.** 66.418 of the statutes is renumbered 66.1321 and amended to
20 read:

21 **66.1321 Urban redevelopment; city lease to, terms.** If real property of a
22 city be is leased to a redevelopment corporation: [✓]

23 (1) The lease may provide that all improvements shall be the property of the
24 lessor;.

1 (2) The lessor may grant to the redevelopment corporation the right to
 2 mortgage the fee of ~~such~~ the real property and thus enable the redevelopment
 3 corporation to give as security for its notes or bonds a first lien upon the land and
 4 improvements;

5 (3) The execution of a lease shall does not impose upon the lessor any liability
 6 or obligation in connection with or arising out of the financing, construction,
 7 management or operation of a development involving the leased land so leased. The
 8 lessor shall may not, by executing ~~such~~ the lease, incur any obligation or liability
 9 with respect to ~~such~~ the leased premises other than may devolve upon the lessor with
 10 respect to premises not owned by it. The lessor, by consenting to the execution by a
 11 redevelopment corporation of a mortgage upon the leased land, shall does not
 12 thereby assume, and ~~such~~ the consent shall may not be construed as imposing upon
 13 the lessor, any liability upon the note or bond secured by the mortgage;

14 (4) The lease may reserve ~~such~~ plain easements or other rights in connection with
 15 the real property as may be ~~considered~~ are necessary or desirable for the future planning
 16 and development of the city and the extension of public facilities ~~therein~~ in the city,
 17 including the construction of subways and conduits and the widening and changing
 18 of grade of streets. The lease may contain ~~such~~ plain other provisions for the protection
 19 of the parties ~~as~~ are not inconsistent with the provisions of ss. 66.405 66.1301 to
 20 66.425 66.1329.

21 SECTION 393. 66.419 (title) of the statutes is renumbered 66.1323 (title) and
 22 amended to read:

23 **66.1323 (title) Urban redevelopment; aids by city and appropriations.**

24 SECTION 394. 66.419 of the statutes is renumbered 66.1323 (1) and amended
 25 to read:

1 66.1323 (1) ~~In addition to the powers conferred upon the city by other~~
 2 ~~provisions of ss. 66.405 to 66.425, the, A~~ local governing body is empowered to may
 3 appropriate moneys for the purpose of, and to may borrow or to accept grants from
 4 the federal or state governments or any agency thereof of their agencies, for and in
 5 aid of the acquisition of any lands required to carry out the plan or the purposes
 6 mentioned in s. 66.42; and to these ends, to 66.1325. The local governing body may
 7 enter into such contracts, mortgages, trust indentures or other agreements as the
 8 federal government may require requires.

9 ~~SECTION 395. 66.42 (title) of the statutes is renumbered 66.1325 (title).~~

10 SECTION 396. 66.42 (~~Urban Redevelopment~~) of the statutes ~~are~~ ^{is} renumbered 66.1325,

11 ~~and 66.1325 (intro.) and (1), as renumbered, are amended to read:~~

12 (B) 66.1325 (intro.) ^{(B) Urban redevelopment; city improvements.} For the purpose of aiding and cooperating in the planning,
 13 undertaking, construction or operation of any such redevelopment plan located
 14 within the area in which it is authorized to act, ~~any a~~ local governing body may upon
 15 such terms, with or without consideration, as it may determine ~~determine~~ ^{that it determines} all of the
 16 following: do

17 (1) Cause parks, playgrounds, recreational, community, educational, water,
 18 sewer or drainage facilities, or any other works which it is otherwise empowered to
 19 undertake, to be furnished adjacent to or in connection with housing projects;

20 SECTION 397. 66.421 (title) of the statutes is repealed.

21 SECTION 398. 66.421 of the statutes is renumbered 66.1323 (2) and amended
 22 to read:

23 66.1323 (2) The A city is authorized to may appropriate moneys for the purpose
 24 of making plans and surveys to carry out such redevelopment, and for any purpose
 25 required to carry out the intention of ss. 66.405 66.1301 to 66.425 66.1329.

1 **SECTION 399.** 66.422 (title) of the statutes is renumbered 66.1327 (title) and
2 amended to read:

3 **66.1327 (title) Urban redevelopment; construction of statute; conflict**
4 **of laws; supplemental powers.**

5 **SECTION 400.** 66.422 of the statutes is renumbered 66.1327 (1) and amended
6 to read:

7 66.1327 (1) Sections ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329 shall be construed
8 liberally to effectuate the purposes hereof of urban redevelopment, and the
9 enumeration therein of specific powers ~~shall~~ does not operate to restrict the meaning
10 of any general grant of power contained in ss. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329 or
11 to exclude other powers comprehended in such ~~the~~ general grant.

12 **SECTION 401.** 66.424 (title) of the statutes is repealed.

13 **SECTION 402.** 66.424 of the statutes is renumbered 66.1327 (2) and amended
14 to read:

15 66.1327 (2) ~~Insofar as~~ If ss. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329 are inconsistent
16 with any other law, the provisions of these sections ~~shall be~~ are controlling.

17 **SECTION 403.** 66.425 (title) of the statutes is repealed.

18 **SECTION 404.** 66.425 of the statutes is renumbered 66.1327 (3) and amended
19 to read:

20 66.1327 (3) The powers conferred by ss. ~~66.405~~ 66.1301 to ~~66.425~~ shall be
21 66.1329 are in addition and supplemental to the powers conferred by any other law.

22 **SECTION 405.** 66.43 (title) of the statutes is renumbered 66.1331 (title).

23 **SECTION 406.** 66.43 (1), (2), (2m), (3) (intro.) and (a) of the statutes are
24 renumbered 66.1331 (1), (2), (2m) and (3)(a), and 66.1331 (2), (2m) and (3) (intro.)
25 and (a), as renumbered, are amended to read:

(intro.) and

1 66.1331 (2) FINDINGS AND DECLARATION OF NECESSITY. It is hereby found and
2 declared that there have existed and continue to exist in cities within the state,
3 substandard, insanitary, deteriorated, slum and blighted areas which constitute a
4 serious and growing menace, injurious and inimical to the public health, safety,
5 morals and welfare of the residents of the state; ~~that the~~ The existence of such these
6 areas contributes substantially and increasingly to the spread of disease and crime
7 (necessitating excessive and disproportionate expenditures of public funds for the
8 preservation of the public health and safety, for crime prevention, correction,
9 prosecution, punishment, and the treatment of juvenile delinquency and for the
10 maintenance of adequate police, fire and accident protection, and other public
11 services and facilities), constitutes an economic and social liability, substantially
12 impairs or arrests the sound growth of cities, and retards the provision of housing
13 accommodations; ~~that this~~ This menace is beyond remedy and control solely by
14 regulatory process in the exercise of the police power and cannot be dealt with
15 effectively by the ordinary operations of private enterprise without the aids ~~herein~~
16 provided; ~~that the~~ in this section. The acquisition of property for the purpose of
17 eliminating substandard, insanitary, deteriorated, slum or blighted conditions
18 ~~thereon~~ or preventing recurrence of such these conditions in the area, the removal
19 of structures and improvement of sites, the disposition of the property for
20 redevelopment incidental to ~~the foregoing~~ these activities, and any assistance which
21 may be given by cities or any other public bodies ~~in connection therewith~~, are public
22 uses and purposes for which public money may be expended and the power of
23 eminent domain exercised; ~~and that the~~ The necessity in the public interest for the
24 provisions ~~herein enacted~~ of this section is hereby declared as a matter of legislative
25 determination. ~~Nothing herein contained shall be deemed to contravene, repeal or~~

1 ~~rescind the finding and declaration of necessity heretofore set forth in s. 66.43 (2)~~
2 ~~prior to the recreation thereof on July 10, 1953.~~


3 (2m) DISCRIMINATION. Persons otherwise entitled to any right, benefit, facility
4 or privilege under this section shall not, ~~with reference thereto~~, be denied them in
5 any manner for any purpose nor be discriminated against because of sex, race, color,
6 creed, sexual orientation or national origin.

7 (3) DEFINITIONS. (intro.) ~~The following terms whenever used or referred to in~~
8 In this section shall, ~~for the purposes of this section and~~, unless a different intent
9 clearly appears from the context, ~~be construed as follows:~~

10 (a) "Blighted area" means any area, including a slum area, in which a majority
11 of the structures are residential or in which there is a predominance of buildings or
12 improvements, whether residential or nonresidential, and which, by reason of
13 dilapidation, deterioration, age or obsolescence, inadequate provision for
14 ventilation, light, air, sanitation, or open spaces, high density of population and
15 overcrowding, or the existence of conditions which endanger life or property by fire
16 and other causes, or any combination of ~~such~~ these factors, is conducive to ill health,
17 transmission of disease, infant mortality, juvenile delinquency and crime, and is
18 detrimental to the public health, safety, morals or welfare.

19 SECTION 407. 66.43 (3) (b) of the statutes is repealed.

NOTE: Repeals a provision that defines a city to be a city. The provision is unnecessary.

20 SECTION 408. 66.43 (3) (c) to ^(L) ~~(p) and (q) to (15)~~ of the statutes are renumbered
21 66.1331 (3) (c) to ^(L) ~~(n) and (4) to (15)~~ and 66.1331 (3) (d), (h), ^{and} ~~(k) and (m), (4) (a) and~~
22 ~~(c), (5), (6) (a), (intro) and (b) to (g) and (7) to (15)~~, as renumbered, are amended to
23 read: 

1 66.1331 (3) (d) "Land" includes bare or vacant land, or the land under
 2 buildings, structures or other improvements, ~~also~~ and water and land under water.
 3 When employed in connection with "use", as for instance, "use of land" or "land use",
 4 "land" also includes buildings, structures and improvements existing or to be placed
 5 ~~thereon~~ on land.

6 (h) "Project area" means a blighted area or portion of a blighted area, ~~as defined~~
 7 ~~in par. (a)~~, of such extent and location as adopted by the planning commission and
 8 approved by the local legislative body as an appropriate unit of redevelopment
 9 planning for a redevelopment project, separate from the redevelopment projects in
 10 other parts of the city. In the provisions of this section relating to leasing or sale by
 11 the city, for abbreviation "project area" is used for the remainder of the project area
 12 after taking out those pieces of property which ~~shall~~ have been or are to be
 13 transferred for public uses.

14 (k) "Real property" includes land; ~~also includes land together with the~~
 15 buildings, structures, fixtures and other improvements ~~thereon~~ on the land; ~~also~~
 16 ~~includes~~ liens, estates, easements and other interests ~~therein~~ in the land; and ~~also~~
 17 ~~includes~~ restrictions or limitations upon the use of land, buildings or structures,
 18 other than those imposed by exercise of the police power.

19 (m) "Redevelopment project" means any work or undertaking to acquire
 20 ~~blighted areas or portions thereof~~ of blighted areas, and lands, structures, or
 21 improvements, the acquisition of which is necessary or incidental to the proper
 22 clearance or redevelopment of ~~such~~ the areas or to the prevention of the spread or
 23 recurrence of slum conditions or conditions of blight in ~~such~~ the areas; to clear any
 24 ~~such~~ blighted areas by demolition or removal of existing buildings, structures,
 25 streets, utilities, or other improvements ~~thereon~~ and; to install, construct, or

auto number { Sec. 408 (b) 66.43 (3) (m) and (n) and (4) to (15) of the statutes are renumbered
 66.1331 (3) (m) and (n) and (4) to (5), and 66.1331 (3) (m), (4) (a) and (c),
 (5), (6) (a) (intra) and (b) to (9) and (7) to (15), as renumbered, are
 amended to read:

1 reconstruct streets, utilities, and site improvements essential to the preparation of
2 sites for uses in accordance with a redevelopment plan; or to sell, lease or otherwise
3 make available land in such blighted areas for residential, recreational, commercial,
4 industrial or other use or for public use, or to retain such the land for public use, in
5 accordance with a redevelopment plan. The term "redevelopment" Redevelopment
6 project" ~~may also include~~ includes the preparation of a redevelopment plan, the
7 planning, surveying, and other work incident to a redevelopment project, and the
8 preparation of all plans and arrangements for carrying out a redevelopment project.

9 ~~"Redevelopment plan" means a plan for the acquisition, clearance, reconstruction,~~
10 ~~rehabilitation or future use of a redevelopment project area.~~

NOTE: A separate definition of "Redevelopment plan" is created in the code

11 (4) ~~POWER OF CITIES~~ (a) Every A city is granted, in addition to its other powers,
12 may exercise all powers necessary or convenient to carry out and effectuate the
13 purposes and provisions of this section, including ~~the following powers in addition~~
14 ~~to others herein granted~~ all of the following:

15 1. To ~~prepare or cause to be prepared~~ Prepare redevelopment plans and to
16 undertake and carry out redevelopment projects within its corporate limits.

17 2. To ~~enter~~ Enter into any contracts determined by the local legislative body to
18 be necessary to effectuate the purposes of this section.

19 3. Within its boundaries, ~~to acquire by purchase, eminent domain or otherwise,~~
20 any real or personal property or any interest therein in that property, together with

21 any improvements ~~thereon~~, necessary or incidental to a redevelopment project; ~~to~~
22 hold, improve, clear or prepare for redevelopment any such property; ~~to~~ sell, lease,

23 subdivide, retain for its own use, mortgage, or otherwise encumber or dispose of any
24 such property or any interest therein in that property; ~~to~~ enter into contracts with

25 redevelopers of property containing covenants, restrictions, and conditions

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1 regarding the use of ~~such~~ the property in accordance with a redevelopment plan and
2 ~~such~~ other covenants, restrictions and conditions ~~as it may deem~~ deems necessary
3 to prevent a recurrence of blighted areas or to effectuate the purposes of this section;
4 ~~to~~ and make any ~~of such~~ covenants, restrictions, conditions or covenants running
5 with the land, and ~~to~~ provide appropriate remedies for ~~any~~ their breach thereof.

6 4. ~~To borrow~~ Borrow money and issue bonds, and ~~to~~ apply for and accept
7 advances, loans, grants, contributions, and any other form of financial assistance
8 from the federal, state or county government, or ~~other~~ public body or from any
9 sources, for the purpose of this section; ~~to~~ and give ~~such~~ security as may be required,
10 and ~~to~~ enter into and carry out contracts in connection ~~therewith~~ with the security.

11 (c) Notwithstanding any other provision of law, the local legislative body may
12 designate, by ordinance or resolution, any local housing authority existing under ss.
13 ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211, any local redevelopment authority existing under
14 s. ~~66.431~~ 66.1333, or both jointly, or any local community development authority
15 existing under s. ~~66.4325~~ 66.1335, as the agent of the city to perform any act, except
16 the development of the general plan of the city, which may otherwise be performed
17 by the planning commission under this section.

18 (5) GENERAL AND PROJECT AREA REDEVELOPMENT PLANS. (a) The planning
19 commission is ~~hereby directed to~~ shall make and, ~~from time to time~~, develop a
20 comprehensive or general plan of the city, including the appropriate maps, charts,
21 tables and descriptive, interpretive and analytical matter, ~~which~~. The plan is
22 ~~intended to~~ shall serve as a general framework or guide of development within which
23 the various area and redevelopment projects under this section may be more
24 precisely planned and calculated, ~~and which comprehensive or general~~. The plan
25 shall include at least a land use plan which designates the proposed general

1 distribution and general locations and extents of the uses of the land for housing,
2 business, industry, recreation, education, public buildings, public reservations and
3 other general categories of public and private uses of the land.

4 (b) For the exercise of the powers granted and for the acquisition and
5 disposition of real property for the redevelopment of a project area, the following
6 steps and plans ~~shall be requisite, namely~~ are required:

7 1. Designation by the planning commission of the boundaries of the project area
8 proposed by it for redevelopment, submission of ~~such~~ the boundaries to the local
9 legislative body and the adoption of a resolution by ~~said~~ the local legislative body
10 declaring ~~such~~ the area to be a blighted area in need of redevelopment.

11 2. Adoption by the planning commission and approval by the local legislative
12 body of the redevelopment plan of the project area. ~~Such~~ The redevelopment plan
13 shall conform to the general plan of the city and shall be sufficiently complete to
14 indicate its relationship to definite local objectives as to appropriate land uses,
15 improved traffic, public transportation, public utilities, recreational and community
16 facilities, and other public improvements in the project area, ~~and~~. The plan shall
17 include, ~~without being limited to~~, a statement of the boundaries of the project area;
18 a map showing existing uses and conditions of real property ~~therein~~ in the area; a
19 land use plan showing proposed uses of the area; information showing the standards
20 of population density, land coverage, and building intensity in the area after
21 redevelopment; a statement of proposed changes, if any, in zoning ordinances or
22 maps and building codes and ordinances; a statement as to the kind and number of
23 site improvements and additional public utilities which will be required to support
24 the new land uses in the area after redevelopment; and a statement of a feasible
25 method proposed for the relocation of families to be displaced from the project area.

1 3. Approval of a redevelopment plan of a project area by the local legislative
2 body may be given only after a public hearing conducted by it, and a finding by it that
3 said the plan is feasible and in conformity with the general plan of the city. Notice
4 of such the hearing, describing the time, date, place and purpose of the hearing and
5 generally identifying the project area, shall be published as a class 2 notice, under
6 ch. 985, the last insertion to be at least 10 days prior to the date set for the hearing.
7 All interested parties shall be afforded a reasonable opportunity at the hearing to
8 express their views respecting the proposed plan, but the hearing ~~shall be~~ is only for
9 the purpose of assisting the local legislative body in making its determination.

10 (c) In relation to the location and extent of public works and utilities, public
11 buildings and other public uses in the general plan or in a project area plan, the
12 planning commission is ~~directed to~~ shall confer with ~~such other~~ those public officials,
13 boards, authorities and agencies under whose administrative jurisdictions ~~such the~~
14 uses respectively fall.

15 (d) After a project area redevelopment plan of a project area ~~shall have~~ has been
16 adopted by the planning commission and approved by the local legislative body, the
17 planning commission may ~~at any time~~ certify said the plan to the local legislative
18 body, ~~whereupon said~~. The local legislative body shall ~~proceed to~~ exercise the powers
19 granted to it in this section for the acquisition and assembly of the real property of
20 the area. Following ~~such~~ certification, no new construction shall may be authorized
21 by any agencies, boards or commissions of the city, in ~~such the~~ area, unless as
22 authorized by the local legislative body, including substantial remodeling or
23 conversion or rebuilding, enlargement or extension of major structural
24 improvements on existing buildings, but not including ordinary maintenance or
25 remodeling or changes necessary to continue the occupancy.

1 (6) ~~TRANSFER, LEASE OR SALE OF REAL PROPERTY IN PROJECT AREAS FOR PUBLIC AND~~
2 ~~PRIVATE USES.~~ (a) (intro.) After the real property in the project area has been

3 assembled, the city ~~shall have power to~~ may lease or sell all or ~~any~~ part of the real
4 property, including streets ~~or parts thereof~~ to be closed or vacated in accordance with
5 the plan, to a redevelopment company or to an individual, a limited liability company
6 or a partnership for use in accordance with the redevelopment plan. Real property
7 in the project area shall be leased or sold at its fair value for uses in accordance with
8 the redevelopment plan notwithstanding that the fair value may be less than the cost
9 of acquiring and preparing the property for redevelopment. In determining the
10 property's fair value, a city shall take into account and give consideration to the
11 following:

12 (b) Any ~~such~~ lease or sale under this subsection may be made without public
13 bidding, but only after a public hearing by the planning commission upon the
14 proposed lease or sale and ~~the its provisions thereof; and notice.~~ Notice of the hearing
15 shall be published as a class 2 notice, under ch. 985.

16 (c) The terms of ~~such a~~ lease or sale under this subsection shall be fixed by the
17 planning commission and approved by the local legislative body ~~and the.~~ The
18 instrument of lease may provide for renewals upon reappraisals and with rentals
19 and other provisions adjusted to ~~such the~~ reappraisals. Every ~~such~~ lease or sale shall
20 provide that the lessee or purchaser shall carry out ~~or cause to be carried out~~ the
21 approved project area redevelopment plan or approved modifications ~~thereof~~ and
22 that no use shall may be made of any land or real property included in the lease or
23 sale nor any building or structure erected ~~thereon~~ which does not conform to ~~such the~~
24 approved plan or approved modifications ~~thereof~~. In the instrument ~~or instruments~~
25 of lease or sale, the planning commission, with the approval of the local legislative

1 body, may include ~~such~~ other terms, conditions and provisions as in its judgment will
2 provide reasonable assurance of the priority of the obligations of the lease or sale and
3 of conformance to the plan over any other obligations of the lessee or purchaser and
4 also assurance of the financial and legal ability of the lessee or purchaser to carry out
5 and conform to the plan and the terms and conditions of the lease or sale; ~~also, such~~
6 and may include terms, conditions and specifications concerning buildings,
7 improvements, subleases or tenancy, maintenance and management and any other
8 matters as the planning commission, with the approval of the local legislative body,
9 may impose or approve, including provisions whereby the obligations to carry out
10 and conform to the project area plan shall run with the land. ~~In the event that~~ If
11 maximum rentals to be charged to tenants of housing be are specified, provision may
12 be made for periodic reconsideration of ~~such~~ rental bases.

13 (d) Until the planning commission certifies, with the approval of the local
14 legislative body, that all building constructions and other physical improvements
15 specified to be done and made by the purchaser of the area have been completed, the
16 purchaser ~~shall have no power to~~ may not convey all or part of the area ~~or any part~~
17 ~~thereof~~, without the consent of the planning commission and the local legislative
18 body, and no ~~such~~ consent ~~shall~~ may be given unless the grantee of the purchaser is
19 obligated, by written instrument, to the city to carry out that portion of the
20 redevelopment plan which falls within the boundaries of the conveyed property and
21 ~~also that the~~. The grantee, and the heirs, representatives, successors and assigns of
22 the grantee ~~shall have no right or power to~~ may not convey, lease or let the conveyed
23 property or any part thereof of the property, or erect or use any building or structure
24 erected thereon on the property free from obligation and requirement to conform to
25 the approved project area redevelopment plan or approved modifications thereof.

1 (f) The planning commission may, with the approval of the local legislative
2 body, ~~cause to have demolished any~~ demolish an existing structure or clear the area
3 of any part ~~thereof of the structure~~, or may specify the demolition and clearance to
4 be performed by a lessee or purchaser and the time schedule for ~~same~~ the work. The
5 planning commission, with the approval of the local legislative body, shall specify the
6 time schedule and conditions for the construction of buildings and other
7 improvements.

8 (g) In order to facilitate the lease or sale of a project area or, ~~in the event that~~
9 if the lease or sale is of parts of an area, the city ~~shall have the power to~~ may include
10 in the cost payable by it the cost of the construction of local streets and sidewalks
11 within the area or of grading and other local public surface or subsurface facilities
12 necessary for shaping the area as the site of the redevelopment of the area. The city
13 may arrange with the appropriate federal, state or county agencies for the
14 reimbursement of ~~such~~ outlays from funds or assessments raised or levied for ~~such~~
15 these purposes.

16 (7) HOUSING FOR DISPLACED FAMILIES. ~~In connection with every redevelopment~~
17 ~~plan the~~ The housing authority shall formulate a feasible method for the temporary
18 relocation of persons living in areas that are designated for clearance and
19 redevelopment. ~~In addition the~~ The housing authority and the local legislative body
20 ~~will~~ shall assure that decent, safe and sanitary dwellings substantially equal in
21 number to the number of substandard dwellings to be removed in carrying out the
22 redevelopment are available, or will be provided, at rents or prices within the
23 financial reach of the income groups displaced.

24 (8) USE-VALUE APPRAISALS. After the city ~~shall have~~ has assembled and acquired
25 the real property of the project area, it shall, as an aid ~~to it~~ in determining the rentals

1 and other terms upon which it will lease or the price at which it will sell all or part
2 of the area or parts thereof, place a use value upon each piece or tract of land within
3 the area which, in accordance with the plan, is to be used for private uses or for
4 low-rent housing, ~~such use~~. The use value to shall be based on the planned use; and,
5 for the purposes of this use valuation, ~~it the city shall cause~~ provide a use valuation
6 appraisal ~~to be made~~ prepared by the local commissioner of assessments or assessor;
7 ~~but nothing~~. Nothing contained in this section ~~shall~~ may be construed as requiring
8 the city to base its rentals or selling prices upon ~~such~~ the appraisal.

9 (9) PROTECTION OF REDEVELOPMENT PLAN. (a) ~~Previous to the~~ Before execution
10 and delivery by the city of a lease or conveyance to a redevelopment company, or
11 ~~previous to the~~ before consent by the city to an assignment or conveyance by a lessee
12 or purchaser to a redevelopment company, the articles or certificate of incorporation
13 or association or charter or other basic instrument of ~~such~~ the company shall contain
14 provisions ~~so~~ defining, limiting and regulating the exercise of the powers of the
15 company so that neither the company nor its stockholders, its officers, its directors,
16 its members, its beneficiaries, its bondholders or other creditors or other persons
17 ~~shall have any power to~~ may amend ~~or to effect the amendment of~~ the terms and
18 conditions of the lease or the terms and conditions of the sale without the consent of
19 the planning commission, together with the approval of the local legislative body, or,
20 in relation to the project area development plan, without the approval of any
21 proposed modification in accordance with sub. (10); ~~and no~~. No action of
22 stockholders, officers, directors, bondholders, creditors, members, partners or other
23 persons, nor any reorganization, dissolution, receivership, consolidation, foreclosure
24 or any other change in the status or obligation of any redevelopment company,
25 partnership, limited liability company or individual in any litigation or proceeding

1 in any federal or other court ~~shall~~ may effect any release or any impairment or
2 modification of the lease or terms of sale or of the project area redevelopment plan
3 unless ~~such~~ consent or approval ~~be~~ is obtained.

4 (b) ~~Redevelopment corporations~~ A redevelopment corporation may be
5 organized under the general corporation law of the state ~~and shall have the power~~
6 to be a redevelopment company under this section, ~~and to~~ ^{Strike} may acquire and hold real
7 property for the purposes set forth in this section, ~~and to~~ may exercise all other
8 powers granted to redevelopment companies in this section, ~~subject to the provisions,~~
9 ~~limitations and obligations herein set forth.~~

10 (c) A redevelopment company, individual, limited liability company or
11 partnership to which ~~any~~ all or part of a project area ~~or part thereof~~ is leased or sold
12 under this section shall keep books of account of its operations of or transactions
13 relating to ~~such~~ the area ~~or part~~ entirely separate and distinct from accounts of and
14 for any other project area or part thereof of the other project area or any other real
15 property or enterprise; ~~and no.~~ No lien or other interest ~~shall~~ may be placed upon
16 any real property in said the area to secure any indebtedness or obligation of the
17 redevelopment company, individual, limited liability company or partnership
18 incurred for or in relation to any property or enterprise outside of said the area.

19 (10) MODIFICATION OF DEVELOPMENT PLANS. An approved project area
20 redevelopment plan may be modified at any time ~~or times~~ after the lease or sale of
21 all or part of the area or part thereof provided that if the modification ~~be~~ is consented
22 to by the lessee or purchaser, and ~~that~~ if the proposed modification ~~be~~ is adopted by
23 the planning commission and ~~then~~ submitted to the local legislative body and
24 approved by it. Before approval, the local legislative body shall hold a public hearing
25 on the proposed modification, notice of the time and place of which shall be given by

1 mail sent at least 10 days prior to the hearing to the then owners of the real properties
2 in the project area and of the real properties immediately adjoining or across the
3 street from the project area. The local legislative body may refer back to the planning
4 commission any project area redevelopment plan, project area boundaries or
5 modification submitted to it, together with its recommendation for changes in ~~such~~
6 the plan, boundaries or modification and, if ~~such~~ recommended changes ~~be~~ are
7 adopted by the planning commission and ~~in turn~~ formally approved by the local
8 legislative body, the plan, boundaries or modification as ~~thus~~ [✓] ~~changed~~ [✓] shall ~~be~~ and
9 ~~become~~ becomes the approved plan, boundaries or modification.

10 (11) LIMITATION UPON TAX EXEMPTION. Nothing contained in this section shall
11 may be construed to authorize or require the exemption of any real property from
12 taxation, except real property sold, leased or granted to and acquired by a public
13 housing authority. No real property acquired ~~pursuant to~~ ^{under} this section by a private
14 redevelopment company, individual, limited liability company or partnership either
15 by lease or purchase ~~shall be~~ is exempt from taxation by reason of ~~such~~ ^(PLAIN) acquisition.

16 (12) FINANCIAL ASSISTANCE. The city may accept grants or other financial
17 assistance from the federal, state and county governments or from other sources to
18 carry out the purposes of this section, and may do all things necessary to comply with
19 the conditions attached to ~~such~~ the grants or loans.

20 (13) COOPERATION AND USE OF CITY FUNDS. (a) To assist any redevelopment
21 project located in the area in which it is authorized to may act, ~~any~~ a public body may,
22 upon such terms as ~~it may determine~~ ^{that} Furnish determines, furnish services or
23 facilities, provide property, lend or contribute funds, and perform any other action
24 of a character which it ~~is authorized to~~ may perform for other purposes.

SECTION 408

1 (b) ~~Every~~ A city may appropriate and use its general funds to carry out the
2 purposes of this section and, to obtain ~~such~~ funds, ~~may, in addition to other powers~~
3 ~~set forth in this section,~~ incur indebtedness, and issue bonds in ~~such amount or~~
4 amounts ~~as the local legislative body determines by resolution to be necessary for the~~
5 ~~purpose of raising funds for use in carrying out the purposes of this section; provided,~~
6 ~~that any.~~ The issuance of bonds by a city ~~pursuant to~~ under this ~~provision~~ paragraph
7 shall be in accordance with ~~such~~ statutory and other legal requirements as that
8 govern the issuance of obligations generally by the city.

9 (14) LIMITED OBLIGATIONS. For the purpose of carrying out or administering a
10 redevelopment plan or other functions authorized under this section, ~~any a~~ city may
11 issue municipal obligations payable solely from and secured by a pledge of and lien
12 upon any or all of the income, proceeds, revenues, funds and property of the city
13 derived from or held by it in connection with redevelopment projects, including the
14 proceeds of grants, loans, advances or contributions from any public or private
15 source. Municipal obligations issued under this subsection may be registered under
16 s. 67.09 but shall otherwise be in such a form, mature at such time ~~or times~~, bear
17 interest at such rate ~~or rates~~, be issued and sold in such a manner, and contain such
18 terms, covenants, and conditions ~~as the local legislative body of the city shall,~~ by
19 resolution, ~~determine~~ determines. The municipal obligations shall be fully
20 negotiable, shall not require a referendum, and shall are not be subject to the
21 provisions of any other law or charter relating to the issuance or sale of municipal
22 obligations. Obligations under this section sold to the United States government
23 need not be sold at public sale. In this subsection, "municipal obligation" has the
24 meaning specified in s. 67.01 (6).

1 (15) CONSTRUCTION. This section shall be construed liberally to effectuate the
2 its purposes hereof and the enumeration ~~therein~~ in this section of specific powers
3 ~~shall does not operate to~~ restrict the meaning of any general grant of power contained
4 in this section or to exclude other powers comprehended in ~~such~~ the general grant.

5 **SECTION 409.** 66.43 (16) of the statutes is repealed.

NOTE: Repealed as archaic. The subsection validates actions of a city taken
before July 10, 1953. There appears to be no need to continue the validation.

6 **SECTION 410.** 66.43 (17) of the statutes is renumbered 66.1331 (16).

7 **SECTION 411.** 66.431 (title) of the statutes is renumbered 66.1333 (title).

8 **SECTION 412.** 66.431 (1), (2) and (2m) (intro.) and (a) to (e) of the statutes are
9 renumbered 66.1333 (1), (2) and (2m) (intro.) and (a) to (e), and 66.1333 (2) and (2m)
10 (intro.) and (d) (intro.) and 1. to 5¹, as renumbered, are amended to read:

11 66.1333 (2) FINDINGS. In addition to the findings and declarations made in ss.
12 66.43 66.1331 (2) and 66.435 66.1337, ~~which findings and declarations are in all~~
13 ~~respects affirmed, restated and incorporated herein,~~ it is further found and declared
14 that the existence of substandard, deteriorated, slum and blighted areas and
15 blighted properties is a matter of statewide concern; ~~that it.~~ It is the policy of this
16 state to protect and promote the health, safety, morals and general welfare of the
17 people of the state in which ~~such~~ these areas and blighted properties exist by the
18 elimination and prevention of ~~such~~ these areas and blighted properties through the
19 utilization of all means appropriate for that purpose, thereby encouraging
20 well-planned, integrated, stable, safe and healthful neighborhoods, the provision of
21 healthful homes, a decent living environment and adequate places for employment
22 of the people of this state and its communities in ~~such~~ these areas and blighted
23 properties; ~~that the.~~ The purposes of this section are to provide further for the

1 elimination and prevention of substandard, deteriorated, slum and blighted areas
 2 and blighted properties through redevelopment and other activities by state-created
 3 agencies and the utilization of all other available public and private agencies and
 4 resources, ~~thereby carrying out the policy of this state as heretofore declared; that~~
 5 ~~state.~~ State agencies are necessary in order to carry out in the most effective and
 6 efficient manner the state's policy and declared purposes for the prevention and
 7 elimination of substandard, deteriorated, slum and blighted areas and blighted
 8 properties; ~~and that such state.~~ State agencies shall be available in all the cities in
 9 the state to be known as the redevelopment authorities of the particular cities, ~~to~~ and
 10 carry out and effectuate the provisions of this section when the local legislative
 11 bodies of the cities determine there is a need for them to carry out within their cities
 12 the powers and purposes of this section; ~~and any assistance.~~ Assistance which may
 13 be given by cities or any other public bodies in connection therewith under this
 14 section, ~~are public uses and purposes~~ ^{is a public use and purpose} for which public money may be expended; ~~and~~
 15 ~~that the.~~ The necessity in the public interest for the provisions herein enacted of this
 16 section is declared a matter of legislative determination. Nothing contained herein
 17 is deemed to contravene, repeal or rescind in this subsection contravenes, repeals or
 18 rescinds the finding or declaration of necessity ~~prior to~~ ^{before} the recreation thereof of this
 19 subsection on June 1, 1958.

20 (2m) DEFINITIONS. (intro.) ~~As used or referred to in~~ In this section ⁽ unless the
 21 context clearly indicates otherwise:

22 (d) (intro.) “Blight elimination, slum clearance and urban renewal project”,
 23 “redevelopment and urban renewal project”, “redevelopment or urban renewal
 24 project”, “redevelopment project”, “urban renewal project” and “project” mean
 25 undertakings and activities in a project area for the elimination and for the

1 prevention of the development or spread of slums and blight, and may involve
2 clearance and redevelopment in a project area, or rehabilitation or conservation in
3 a project area, or any combination or part thereof of the undertakings and activities
4 in accordance with a “redevelopment plan”, “urban renewal plan”, “redevelopment
5 or urban renewal plan”, “project area plan” or “redevelopment and urban renewal
6 plan”, either one of which means the redevelopment plan of the project area prepared
7 and approved as provided in sub. (6). ~~Such~~ These undertakings and activities may
8 include all of the following:

- 9 1. Acquisition of all or a portion of a blighted area or portions thereof;
- 10 2. Demolition and removal of buildings and improvements;
- 11 3. Installation, construction, or reconstruction of streets, utilities, parks,
12 playgrounds, and other improvements necessary for carrying out in the project area
13 the objectives of this section in accordance with the redevelopment plan;
- 14 4. Disposition of any property acquired in the project area (, including sale,
15 initial leasing or retention by the authority itself), at its fair value for uses in
16 accordance with the redevelopment plan;
- 17 5. Carrying out plans for a program of voluntary or compulsory repair and
18 rehabilitation of buildings or other improvements in accordance with the
19 redevelopment plan; ~~and~~.

20 **SECTION 413.** 66.431 (2m) (f) of the statutes is repealed.

NOTE: Repeals a provision that defines a city to be a city. The provision is unnecessary.

21 **SECTION 414.** 66.431 (2m) (g) to (t) and (3) to (17) of the statutes are renumbered
22 66.1333 (2m) (g) to (t) and (3) to (17), and 66.1333 (2m) (j), (3) (a) 1. and 4. and (b) to

1 (g), (5) (a), (b) 4. and (c) 1r. and 2., (6) (a) to (e), (9) (a) 1. a. and c. and (b) to (f) and
2 (10) to (17), as renumbered, are amended to read:

3 66.1333 (2m) (j) "Real property" includes all lands, together with
4 improvements and fixtures ~~thereon~~, and property of any nature appurtenant ~~thereto~~
5 to the lands, or used in connection ~~therewith~~ with the lands, and every estate,
6 interest, right and use, legal or equitable, ~~therein in the lands~~, including terms for
7 years and liens by way of judgment, mortgage or otherwise.

8 (3) ~~REDEVELOPMENT AUTHORITY~~ (a) 1. It is found and declared that a
9 redevelopment authority, functioning within a city in which there exists
10 ~~substandard, deteriorating, deteriorated, unsanitary slum and~~ blighted areas,
11 constitutes a more effective and efficient means for preventing and eliminating
12 ~~slums and~~ blighted areas in the city and preventing the recurrence ~~thereof of~~
13 blighted areas. Therefore, there is created in every such city with a blighted area a
14 redevelopment authority, to be known as the "redevelopment authority of the city
15 of". An authority is created for the purpose of carrying out blight elimination,
16 slum clearance, and urban renewal programs and projects as set forth in this section,
17 together with all powers necessary or incidental to effect adequate and
18 comprehensive blight elimination, slum clearance and urban renewal programs and
19 projects.

20 4. The powers of the authority ~~shall be~~ are vested in the commissioners.

21 (b) The commissioners who are first appointed shall be designated by the
22 appointing power to serve for the following terms: 2 for one year, 2 for 2 years, ~~1~~^{one} for
23 3 years, ~~1~~^{one} for 4 years, and ~~1~~^{one} for 5 years, from the date of their appointment.
24 Thereafter After the first appointments, the term of office shall be for is 5 years. A
25 commissioner ~~shall hold~~ holds office until a successor ~~has been~~ is appointed and

1 qualified. ~~Removals with respect to commissioners~~ Removal of the authority shall
2 be ~~a commissioner is~~ governed by s. ~~66.40~~ 66.1201. Vacancies and new appointments
3 shall be ~~are~~ filled in the ~~same~~ manner as provided in par. (a).

4 (c) The filing of a certified copy of the resolution ~~above referred to~~ adopted under
5 par. (a) with the city clerk shall be is prima facie evidence of the authority's right to
6 proceed, and such the resolution shall is not be subject to challenge because of any
7 technicality. In any suit, action or proceeding commenced against the authority, a
8 certified copy of such the resolution shall be ~~deemed~~ is conclusive evidence that such
9 the authority is established and authorized to transact business and exercise its
10 powers hereunder under this section.

11 (d) Following the adoption of such a resolution, ~~such~~ under par. (a), a city shall
12 ~~thereafter be~~ is precluded from exercising the powers provided in s. ~~66.43~~ 66.1331
13 (4), and the authority ~~has exclusive power to~~ may proceed to carry on the blight
14 elimination, slum clearance and urban renewal projects in such the city, except that
15 such the city is not precluded from applying, accepting and contracting for federal
16 grants, advances and loans under the housing and community development act of
17 1974 (P.L. 93-383).

18 (e) 1. ~~Such~~ An authority shall ~~have~~ has no power, ~~whatsoever~~, in connection
19 with any public housing project.

20 2. Persons otherwise entitled to any right, benefit, facility or privilege under
21 this section shall may not, ~~with reference thereto~~, be denied such the right, benefit,
22 facility or privilege in any manner for any purpose nor be discriminated against
23 because of sex, race, color, creed, sexual orientation or national origin.

24 (f) ~~In carrying out this section, the~~ An authority is ~~deemed~~ an independent,
25 separate and distinct public body and a body corporate and politic, exercising public

1 powers determined to be necessary by the state to protect and promote the health,
2 safety and morals of its residents, and ~~is authorized to~~ may take title to real and
3 personal property in its own name; ~~and such.~~ The authority shall may proceed with
4 the acquisition of property by eminent domain under ch. 32, or any other law relating
5 specifically to eminent domain procedures of redevelopment authorities.

6 (g) The An authority may employ personnel as required to perform its duties
7 and responsibilities under civil service. The authority may appoint an executive
8 director whose qualifications ~~shall be~~ are determined by the authority. The director
9 shall also act as secretary of the authority and ~~may have~~ has the duties, powers and
10 responsibilities delegated by the authority. All of the employees, including the
11 director of the authority, ~~shall be eligible to~~ may participate in the same pension
12 system, health and life insurance programs and deferred compensation programs
13 provided for city employees and are eligible for any other benefits provided to city
14 employees.

15 (5) ~~POWERS OF REDEVELOPMENT AUTHORITIES~~ (a) Every An authority is granted,
16 ~~in addition to any other powers,~~ may exercise all powers necessary or incidental to
17 carry out and effectuate the purposes of this section, including the following powers:

18 1. ~~To prepare or cause to be prepared~~ Prepare redevelopment plans and urban
19 renewal plans and ~~to undertake and carry out~~ redevelopment and urban renewal
20 projects within the corporate limits of the city in which it functions.

21 2. ~~To enter~~ Enter into any contracts determined by the authority to be
22 necessary to effectuate the purposes of this section. All contracts, other than those
23 for personal or professional services, in excess of \$25,000 ~~shall be~~ are subject to bid
24 and shall be awarded to the lowest qualified and competent bidder. The authority
25 may reject any bid required under this paragraph. The authority shall advertise for

*power to do
all of the*

1 bids by a class 2 notice, under ch. 985, published in the city in which the project is
2 to be developed. If the estimated cost of a contract, other than a contract for personal
3 or professional services, is between \$3,000 and \$25,000, the authority shall give a
4 class 2 notice, under ch. 985, of the proposed work before the contract is entered into.

5 3. Within the boundaries of the city ~~to~~, acquire by purchase, lease, eminent
6 domain, or otherwise, any real or personal property or any interest ~~therein~~ in the
7 property, together with any improvements ~~thereon~~ on the property, necessary or
8 incidental to a redevelopment or urban renewal project; ~~to~~ hold, improve, clear or
9 prepare for redevelopment or urban renewal any ~~such~~ of the property; ~~to~~ sell, lease,
10 subdivide, retain or make available the property for the city's use; ~~to~~ mortgage or
11 otherwise encumber or ~~dispose of any such of the property or any interest therein~~ in
12 the property; ~~to~~ enter into contracts with redevelopers of property containing
13 covenants, restrictions and conditions regarding the use of ~~such~~ the property in
14 accordance with a redevelopment or urban renewal plan, and ~~such~~ other covenants,
15 restrictions and conditions ~~as the authority deems necessary~~ that ^{considers} to prevent a recurrence
16 of blighted areas or to effectuate the purposes of this section; ~~to~~ make any of ~~such~~
17 ~~covenants~~, restrictions, conditions or covenants running with the land and ~~to~~ provide
18 appropriate remedies for any their breach thereof; ~~to~~ arrange or contract for the
19 furnishing of services, privileges, works or facilities for, or in connection with a
20 project; ~~to~~ temporarily operate and maintain real property acquired by it in a project
21 area for or in connection with a project pending the disposition of the property for
22 ~~such~~ uses and purposes ~~as may be deemed desirable~~ that even though not in conformity
23 with the redevelopment plan for the area; within the boundaries of the city ~~to~~, enter
24 into any building or property in any project area in order to make inspections,
25 surveys, appraisals, soundings or test borings, and to obtain an order for this purpose

1 from ~~a~~ ^{an appropriate circuit} court of competent jurisdiction in the event if entry is denied or resisted; to
2 own and hold property and to insure or provide for the insurance of any real or
3 personal property or any of its operations against any risks or hazards, including the
4 ~~power to pay~~ paying premiums on any ~~such~~ insurance; to invest any project funds
5 held in reserves or sinking funds or any ~~such~~ the funds not required for immediate
6 disbursement in property or securities in which savings banks may legally invest
7 funds subject to their control; to redeem its bonds issued under this section at the
8 redemption price established ~~therein~~ in the bonds or to purchase ~~such~~ the bonds at
9 less than redemption price, all ~~such~~ bonds so redeemed or purchased to be canceled;
10 to develop, test and report methods and techniques, and carry out demonstrations
11 and other activities, for the prevention and elimination of slums and blight; and to
12 disseminate blight elimination, slum clearance and urban renewal information.

13 4. a. To borrow Borrow money and issue bonds; to execute notes, debentures
14 and other forms of indebtedness; and to apply for and accept advances, loans, grants,
15 contributions and any other form of financial assistance from the city in which it
16 functions, from the federal government, the state, county, or other public body, or
17 from any sources, public or private for the purposes of this section, and to give ~~such~~ ^{plain}
18 security [✓] as may be required and to enter into and carry out contracts or agreements
19 in connection ~~therewith~~ ^{with the security}; and ~~to~~ [✓] include in any contract for
20 financial assistance with the federal government for or with respect to blight ^{plain}
21 elimination and slum clearance and urban renewal ~~such~~ conditions imposed
22 pursuant to federal laws [✓] as the authority deems reasonable and appropriate and
23 which are not inconsistent with the purposes of this section.

1 b. Any debt or obligation of the authority ~~shall is~~ not be deemed the debt or
2 obligation of the city, county, state or any other governmental authority other than
3 the redevelopment authority itself.

4 c. ~~To issue~~ Issue bonds ~~in its discretion~~ to finance its activities under this
5 section, including the payment of principal and interest upon any advances for
6 surveys and plans, and ~~may~~ issue refunding bonds for the payment or retirement of
7 ~~such~~ bonds previously issued by it. ~~Such bonds~~ Bonds shall be made payable, as to
8 both principal and interest, solely from the income, proceeds, revenues, and funds
9 of the authority derived from or held in connection with its undertaking and carrying
10 out of projects or activities under this section; ~~provided that payment.~~ Payment of
11 ~~such the~~ bonds, both as to principal and interest, may be further secured by a pledge
12 of any loan, grant or contribution from the federal government or other source, in aid
13 of any projects or activities of the authority under this section, and by a mortgage of
14 ~~any such all or a part of the projects or activities, or any part thereof.~~ Bonds issued
15 under this section ~~shall are~~ not constitute an indebtedness within the meaning of any
16 constitutional or statutory debt limitation or restriction of the state, city or of any
17 public body other than the authority issuing the bonds, and ~~shall are~~ not be subject
18 to any other law or charter relating to the authorization, issuance or sale of bonds.
19 Bonds issued under this section are declared to be issued for an essential public and
20 governmental purpose and, together with interest ~~thereon~~ and income ~~therefrom~~,
21 ~~shall be~~ are exempt from all taxes. Bonds issued under this section shall be
22 authorized by resolution of the authority ~~and~~, may be issued in one or more series
23 and shall bear ~~such a~~ date, be payable upon demand or mature at ~~such a~~ time, bear
24 interest at ~~such a~~ rate, be in ~~such a~~ denomination, be in ~~such a~~ form either with or
25 without coupon or registered, carry ~~such~~ conversion or registration privileges, have

1 such rank or priority, be payable in such a medium of payment, at such a place, and
2 be subject to such terms of redemption, with or without premium, be secured in such
3 a manner, and have such other characteristics, ^{plain} as is provided by the resolution, trust
4 indenture or mortgage issued pursuant thereto to the transaction. Bonds issued
5 under this section shall be executed as provided in s. 67.08 (1) and may be registered
6 under s. 67.09. The bonds may be sold or exchanged at public sale or by private
7 negotiation with bond underwriters as the authority ~~may provide~~ provides. The
8 bonds may be sold or exchanged at such any price or prices as ^{that} the authority shall
9 determine determines. If sold or exchanged at public sale, the sale shall be held after
10 a class 2 notice, under ch. 985, published ^{before} ~~prior to such~~ the sale in a newspaper having
11 general circulation in the city and in such any other medium of publication as the
12 authority determines. ~~Such bonds~~ Bonds may be sold to the federal government at
13 private sale, without publication of any notice, at not less than par, and, if less than
14 all of the authorized principal amount of such the bonds is sold to the federal
15 government, the balance may be sold at private sale at not less than par at an interest
16 cost to the authority of that does not ~~to~~ exceed the interest cost to the authority of the
17 portion of the bonds sold to the federal government. Any provision of any law to the
18 contrary notwithstanding, any bonds issued ^{under} ~~pursuant to~~ this section shall be are
19 fully negotiable. In any suit, action or proceeding involving the validity or
20 enforceability of any bond issued under this section or the security therefor for any
21 bond, any such bond reciting in substance that it has been issued by the authority
22 in connection with a project or activity under this section ~~shall be conclusively is~~
23 deemed to have been issued for such that purpose and such the project or activity
24 ~~shall be conclusively is~~ deemed to have been planned, located and carried out in
25 accordance with this section.

1 5. ~~To establish~~ Establish a procedure for preservation of the records of the
2 authority by the use of microfilm, another reproductive device, optical imaging or
3 electronic formatting, if authorized under s. 19.21 (4) (c). ~~Any such~~ The procedure
4 shall assure that copies of ~~such~~ the records that are open to public inspection
5 continue to be available to members of the public requesting them. A photographic
6 reproduction of a record or copy of a record generated from optical disk or electronic
7 storage is deemed the same as an original record for all purposes if it meets the
8 applicable standards established in ss. 16.61 and 16.612.

9 6. ~~The~~ Authorize the chairperson of the authority or the vice chairperson in the
10 absence of the chairperson, selected by vote of the commissioners, ✓ and the executive
11 W director or the assistant director in the absence of the executive director is authorized
12 to execute on behalf of the authority all contracts, notes and other forms of obligation
13 when authorized by at least 4 of the commissioners of the authority to do so.

14 7. ~~The authority is authorized to commence~~ Commence actions in its own name
15 and. The authority shall be sued in the name of the authority. The authority shall
16 have an official seal. that plain

17 8. ~~To exercise such~~ Exercise other and further powers as may be required or
18 necessary ~~in order~~ to effectuate the purposes hereof of this section.

19 9. ~~To exercise~~ Exercise any powers of a housing authority under s. 66.40
20 66.1201 if done in concert with a housing authority under a contract under s. 66.30
21 66.0301.

22 (b) 4. The authority may acquire by purchase real property within any area
23 designated for urban renewal or redevelopment purposes under this section ~~prior to~~
24 before the approval of either the redevelopment or urban renewal plans or ~~prior to~~ before
25 modification of the plan, ~~providing if~~ approval of ~~such~~ the acquisition is granted by

1 the local governing body. ~~In the event of the acquisition of such real property~~ If real
 2 property is acquired, the authority may demolish or remove structures so acquired
 3 with the approval of the local governing body. ~~In the event that~~ If acquired real
 4 property so acquired is not made part of the urban renewal project the authority shall
 5 bear any loss that may arise as a result of the acquisition, demolition or removal of
 6 structures acquired under this section; ~~however, the local legislative body if it~~ If the
 7 local legislative body has given its approval to the acquisition of such real property
 8 that is ~~not made a part of the urban renewal project.~~ it shall reimburse the authority for any
 9 loss sustained as provided for in this subsection. Any real property acquired in a
 10 redevelopment or in an urban renewal area pursuant to under this subsection may
 11 be disposed of ~~in accordance with the provisions of this section~~ under providing if the local
 12 governing body has approved the acquisition of the property for the project.

13 (c) 1r. Condemnation proceedings for the acquisition of blighted property shall
 14 be conducted under ch. 32 or under any other law relating specifically to eminent
 15 domain procedures of authorities. The authority may hold, clear, construct, manage,
 16 improve or dispose of the blighted property, for the purpose of eliminating its status
 17 as blighted property. Notwithstanding sub. (9), the authority may dispose of the
 18 blighted property in any manner. The authority may assist private acquisition,
 19 improvement and development of blighted property for the purpose of eliminating
 20 its status as blighted property, and for that purpose the authority shall have has all of
 21 the duties, rights, powers and privileges given to the authority under this section,
 22 as if it had acquired the blighted property.

23 2. Before ~~Prior to~~ acquiring blighted property under subd. 1. or 1g., the authority
 24 shall hold a public hearing to determine if the property is blighted property. Notice
 25 of such the hearing, describing the time, date, place and purpose of the hearing and

1 generally identifying the property involved shall be given to each owner of the
2 property, at least 20 days ~~prior to~~ ^{before} the date set for the hearing, by certified mail with
3 return receipt requested. If the notice cannot be delivered by certified mail with
4 return receipt requested, or if the notice is returned undelivered, notice may be given
5 by posting the notice at least 10 days ~~prior to~~ ^{before} the date of hearing on any structure
6 located on the property which is the subject of the notice. If the property which is the
7 subject of the notice consists of vacant land, a notice may be posted in some suitable
8 and conspicuous place on that property. For the purpose of ascertaining the name
9 of the owner or owners of record of property which is subject to a public hearing under
10 this subdivision, the records of the register of deeds of the county in which such the
11 property is located, [✓] as of the date of the notice required under this subdivision, ~~shall~~ ^{plain}
12 ~~be deemed~~ are conclusive. An affidavit of mailing or posting the notice which is filed
13 as a part of the records of the authority ~~shall be deemed~~ is prima facie evidence of
14 that notice. In the hearing under this subdivision, all interested parties may express
15 their views ~~respecting on~~ the authority's proposed determination, but the hearing is
16 only for informational purposes. Any technical omission or error in the procedure
17 ~~specified~~ under this subdivision does not invalidate the designation or subsequent
18 acquisition. If any owner of property subject to the authority's determination that
19 the property is blighted property objects to that determination or to the authority's
20 acquisition of that property, that owner shall file a written statement of his or her
21 and reasons for the objections and the reasons for those objections with the authority
22 ~~prior to,~~ ^{before} at the time of, or within 15 days after the public hearing under this
23 subdivision. ~~Such~~ The statement shall contain the mailing address of the person
24 filing the statement and be signed by or on behalf of that person. The filing of that

1 statement shall be is a condition precedent to the commencement of an action to
2 contest the authority's actions under this paragraph.

3 ~~(6) COMPREHENSIVE PLAN OF REDEVELOPMENT, DESIGNATION OF BOUNDARIES,~~

4 ~~APPROVAL BY LOCAL LEGISLATIVE BODY~~ (a) The authority may make or cause to be made

5 and prepare or cause to be prepared a comprehensive plan of redevelopment and

6 urban renewal which shall be consistent with the general plan of the city, including
7 the appropriate maps, tables, charts and descriptive and analytical matter. Such

8 The plan ~~is intended to~~ ^{plain} serve as a general framework or guide of development

9 within which the various area and redevelopment and urban renewal projects may

10 be more precisely planned and calculated. The comprehensive plan shall include at

11 least a land use plan which designates the proposed general distribution and general

12 locations and extents of the uses of the land for housing, business, industry,

13 recreation, education, public buildings, public reservations and other general

14 categories of public and private uses of the land. The authority is authorized to may

15 make or have made all other surveys and plans necessary under this section, and to

16 adopt or approve, modify and amend such the plans.

17 (b) For the exercise of the powers granted and for the acquisition and

18 disposition of real property in a project area, the following steps and plans shall be

19 ~~are~~ requisite ~~are~~ are required

20 1. Designation by the authority of the boundaries of the proposed project area,

21 submission of such the boundaries to the local legislative body, and adoption of a

22 resolution by two-thirds of such the local legislative body declaring such the area to

23 be a blighted area in need of a blight elimination, slum clearance and urban renewal

24 project. Thereafter After these acts, the local legislative body may, by resolution by

25 two-thirds vote, prohibit for an initial period of not to exceed 6 months from

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1 enactment of ~~such the~~ resolution any new construction in ~~such the~~ area except upon
2 resolution by the local legislative body that ~~such the~~ proposed new construction, on
3 ~~such~~ reasonable conditions ~~as may be fixed therein~~ stated in the resolution, will not
4 substantially prejudice the preparation or processing of a plan for the area and is
5 necessary to avoid substantial damage to the applicant. ~~Such~~ The order of
6 prohibition ~~shall be~~ is subject to successive renewals for like periods by like
7 resolutions; but no new construction contrary to any ~~such~~ resolution of prohibition
8 ~~shall~~ may be authorized by any agency, board or commission of the city in ~~such the~~
9 area except as ~~herein~~ provided in this subdivision. No ~~such~~ prohibition of new
10 construction ~~shall~~ may be construed to forbid ordinary repair or maintenance, or
11 improvement necessary to continue occupancy under any regulatory order.

12 2. Approval by the authority and by two-thirds of the local legislative body of
13 the redevelopment plan of the project area which has been prepared by the authority.
14 ~~Such~~ The redevelopment plan shall conform to the general plan of the city and shall
15 be sufficiently complete to indicate its relationship to definite local objectives as to
16 appropriate land uses, improved traffic, public transportation, public utilities,
17 recreational and community facilities, and other public improvements in the project
18 area, ~~and.~~ The redevelopment plan shall include, ~~without being limited to,~~ a
19 statement of the boundaries of the project area; a map showing existing uses and
20 conditions of real property ~~therein~~; a land use plan showing proposed uses of the
21 area; information showing the standards of population density, land coverage and
22 building intensity in the area after redevelopment; present and potential equalized
23 value for property tax purposes; a statement of proposed changes, ~~if any,~~ in zoning
24 ordinances or maps and building codes and ordinances; a statement as to the kind
25 and number of site improvements and additional public utilities which will be

1 required to support the new land uses in the area after redevelopment; and a
2 statement of a feasible method proposed for the relocation of families to be displaced
3 from the project area.

4 3. Approval of a redevelopment plan of a project area by the authority ^{which} may be ~~may be~~
5 ~~given~~ ^{Plain} ~~only~~ after a public hearing conducted by the authority and a finding by the ~~the~~ ^{Plain}

6 authority that ~~such~~ the plan is feasible and in conformity with the general plan of
7 the city. Notice of ~~such~~ the hearing, describing the time, date, place and purpose of
8 the hearing and generally identifying the project area, shall be published as a class

9 2 notice, under ch. 985, the last insertion to be at least 10 days ~~prior to~~ ^{before} the date set
10 for the hearing. ~~In addition thereto, at~~ At least 20 days ~~prior to~~ ^{before} the date set for the

11 hearing on the proposed redevelopment plan of the project area a notice shall be
12 transmitted by certified mail, with return receipt requested, to each owner of real
13 property of record within the boundaries of the redevelopment plan. If transmission

14 of ~~such~~ the notice by certified mail with return receipt requested cannot be
15 accomplished, or if the letter is returned undelivered, then notice may be given by

16 posting the ~~same~~ notice at least 10 days ~~prior to~~ ^{before} the date of hearing on any structure
17 located on the property; or, if ~~such~~ the property consists of vacant land, a notice may

18 be posted in some suitable and conspicuous place on ~~such~~ the land. ~~Such~~ The notice
19 shall state the time and place at which the hearing will be held with respect to the
20 redevelopment plan and that the owner's property might be taken for urban renewal.

21 For the purpose of ascertaining the name of the owner of record of the real property
22 within ~~such~~ ^{the} ~~project~~ boundaries, the records, at the time of the approval by the

23 redevelopment authority of the project boundaries, of the register of deeds of the
24 county in which ~~such~~ the property is located shall ~~be deemed~~ are conclusive. Failure

25 to receive ~~such~~ the notice shall ~~does~~ not invalidate the plan. An affidavit of mailing

1 ~~or posting of such the~~ notice ~~or posting thereof~~ filed as a part of the records of the
2 authority ~~shall be deemed~~ is prima facie evidence of the giving of ~~such~~ notice. All
3 interested parties shall be afforded a full opportunity to express their views
4 ~~respecting on~~ the proposed plan at ~~such the~~ public hearing, but the hearing shall only
5 be for the purpose of assisting the authority in making its determination and in
6 submitting its report to the local legislative body. Any technical omission in the
7 procedure outlined herein ~~shall in this subdivision does not be deemed to~~ invalidate
8 the plan. Any owner of property included within the boundaries of the
9 redevelopment plan ~~and objecting to~~ ^{who objects} ~~such the~~ plan shall be required to state the
10 owner's objections and the reasons therefor for objecting, in writing, and file the
11 same document with the authority either ~~prior to~~ ^{before} ~~at the time of the public hearing,~~ ^{the public hearing}
12 or within 15 days thereafter, ~~but not subsequently thereto~~ after the hearing. The
13 owner shall state his or her mailing address and sign his or her name ~~thereto~~. The
14 filing of ~~such~~ objections in writing ~~shall be~~ is a condition precedent to the
15 commencement of an action to contest the right of the redevelopment authority to
16 condemn the property under s. 32.06 (5).

17 (c) In relation to the location and extent of public works and utilities, public
18 buildings and public uses in a comprehensive plan or a project area plan, the
19 authority ~~is directed to~~ shall confer with the planning commission and with such
20 other public officials, boards, authorities and agencies of the city under whose
21 administrative jurisdictions ~~such these~~ uses respectively fall.

22 (d) ~~At any time after such~~ After the redevelopment plan has been approved both
23 by the authority and the local legislative body, it may be amended by resolution
24 adopted by the authority, and ~~such the~~ amendment shall be submitted to the local
25 legislative body for its approval by a two-thirds vote before ~~the same~~ shall become

1 it becomes effective. It ~~shall is~~ not be required in connection with any amendment
2 to the redevelopment plan, unless the boundaries described in the plan are altered
3 to include other property, that the provisions in this subsection with respect to public
4 hearing and notice be followed.

5 (e) After a project area redevelopment plan of a project area has been adopted
6 by the authority, and the local legislative body has by a two-thirds vote approved the
7 redevelopment plan the authority may ~~at any time~~ certify said the plan to the local
8 legislative body, whereupon, After certification, the authority shall ~~proceed to~~
9 exercise the powers granted to it for the acquisition and assembly of the real property
10 of the area. The local legislative body shall upon the certification of ~~such the~~ plan
11 by the authority direct that no new construction shall be permitted, ~~and thereafter,~~
12 After this direction, no new construction shall may be authorized by any agencies,
13 boards or commissions of the city in ~~such the~~ area unless as authorized by the local
14 legislative body, including substantial remodeling or conversion or rebuilding,
15 enlargement, or extension or major structural improvements on existing buildings,
16 but not including ordinary maintenance or remodeling or changes necessary to
17 continue the occupancy.

18 ~~(9) TRANSFER, LEASE OR SALE OF REAL PROPERTY IN PROJECT AREAS FOR PUBLIC AND~~
19 ~~PRIVATE USES~~ (a) 1. a. Upon the acquisition of any ~~or all of the~~ real property in the
20 project area, the authority ~~has power to~~ may lease, sell or otherwise transfer to a
21 redevelopment company, association, corporation or public body, or to an individual,
22 limited liability company or partnership, all or any part of the real property,
23 including streets or parts ~~thereof of streets~~ to be closed or vacated in accordance with
24 the plan, for use in accordance with the redevelopment plan. No assembled lands of
25 the project area shall may be either sold or leased by the authority to a housing

1 authority created under s. ~~66.40~~ 66.1201 for the purpose of constructing public
2 housing projects upon ~~such~~ the land unless the sale or lease of the lands has been first
3 approved by the local legislative body by a vote of not less than four-fifths of the
4 members elected.

5 c. A copy of the redevelopment plan shall be recorded in the office of the register
6 of deeds in the county where the redevelopment project is located. Any amendment
7 to the redevelopment plan, approved as ~~herein provided for~~ under sub. (6), shall also
8 be recorded in the office of the register of deeds of the county.

9 (b) ~~Any such~~ A lease or sale may be made without public bidding, but only after
10 public hearing is held by the authority after a notice ~~to be~~ is published as a class 2
11 notice, under ch. 985, ~~and the~~. The hearing shall be predicated upon the proposed
12 sale or lease and the provisions ~~thereof~~ of the sale or lease.

13 (c) The terms of ~~such~~ a lease or sale shall be fixed by the authority, and the
14 instrument of lease may provide for renewals upon reappraisals and with rentals
15 and other provisions adjusted to ~~such~~ the reappraisals. Every ~~such~~ lease or sale shall
16 provide that the lessee or purchaser shall will carry out ~~or cause to be carried out~~ the
17 approved project area redevelopment plan or approved modifications ~~thereof~~ of the
18 redevelopment plan, and that the use of ~~such~~ land or real property included in the
19 lease or sale, and any building or structure erected ~~thereon~~, shall conform to ~~such~~ the
20 approved plan or approved modifications ~~thereof~~ of the plan. In the instrument of
21 lease or sale, the authority may include ~~such~~ other terms, provisions and conditions
22 ~~as in its judgment~~ that will provide reasonable assurance of the priority of the
23 obligations of the lease or sale ~~and~~, of conformance to the plan over any other
24 obligations of the lessee or purchaser, and ~~also assurance~~ of the financial and legal
25 ability of the lessee or purchaser to carry out and conform to the plan and the terms

1 and conditions of the lease or sale; ~~also, such.~~ In the instrument of lease or sale, the
2 authority may include terms, conditions and specifications concerning buildings,
3 improvements, subleases or tenancy, maintenance and management, and any other
4 matters ^{as} ~~the authority may impose or approve~~ imposes or approves, including
5 provisions ~~whereby~~ under which the obligations to carry out and conform to the
6 project area plan shall run with the land. If maximum rentals to be charged to
7 tenants are specified, provision may be made for periodic reconsideration of ~~such~~
8 rental bases.

9 (d) Until the authority certifies that all building constructions and other
10 physical improvements specified by the purchaser have been completed, the
11 purchaser ~~shall have no power to~~ may not convey the all or part of an area, or any
12 ~~part thereof, without the consent of the authority and no such.~~ No consent shall may
13 be given unless the grantee of the purchaser is obligated, by written instrument, to
14 the authority to carry out that portion of the redevelopment plan which falls within
15 the boundaries of the conveyed property and ~~also unless the written instrument~~
16 specifies that the grantee and the heirs, representatives, successors and assigns of
17 the grantee, ~~shall have no right or power to~~ may not convey, lease or let all or part
18 of the conveyed property or any part thereof, or erect or use any building or structure
19 ~~erected thereon~~ on the conveyed property free from obligation and requirement to
20 conform to the approved project area redevelopment plan or approved modifications
21 thereof of the redevelopment plan.

22 (e) The authority may ~~cause to have demolished~~ demolish any existing
23 structure or clear ~~the~~ all or part of an area of any part thereof, or specify the
24 demolition and clearance to be performed by a lessee or purchaser and a time

demolition and clearance
① schedule for the ~~same~~. The authority shall specify the time schedule and conditions
2 for the construction of buildings and other improvements.

3 (f) In order to facilitate the lease or sale of a project area, or if the lease or sale
4 is part of an area, the authority ~~has the power to~~ may include in the cost payable by
5 it the cost of the construction of local streets and sidewalks in the area, or of grading
6 and any other local public surface or subsurface facilities or any site improvements
7 necessary for shaping the area as the site of the redevelopment of the area. The
8 authority may arrange with the appropriate federal, state, county or city agencies
9 for the reimbursement of ~~such~~ outlays from funds or assessments raised or levied for
10 ~~such~~ these purposes.

11 (10) HOUSING FOR DISPLACED FAMILIES; RELOCATION PAYMENTS. ~~In connection with~~
12 ~~every redevelopment plan, the~~ An authority shall formulate a feasible method for the
13 temporary relocation of persons living in areas that are designated for clearance and
14 redevelopment. ~~In addition, the~~ The authority shall prepare a plan which ~~shall be~~
15 ~~submitted~~ for submittal to the local legislative body for approval which shall assure
16 that decent, safe and sanitary dwellings substantially equal in number to the
17 number of substandard dwellings to be removed in carrying out the redevelopment
18 are available or will be provided at rents or prices within the financial reach of the
19 income groups displaced. The authority ~~is authorized to~~ may make relocation
20 payments to or with respect to persons (, including families, business concerns and
21 others), displaced by a project for moving expenses and losses of property for which
22 reimbursement or compensation is not otherwise made, including ~~the~~ making of such
23 payments financed by the federal government.

24 (11) MODIFICATION OF REDEVELOPMENT PLAN. (a) An approved project area
25 redevelopment plan may be modified at any time after the lease or sale of all or part

1 of the area ~~or part thereof provided that~~ if the modification is consented to by the
2 lessee or purchaser, and ~~that the proposed modification is adopted by the authority~~
3 and ~~then~~ [✓] submitted to ^{and approved by} the local legislative body ~~and approved by it~~. Before approval,
4 the authority shall hold a public hearing on the proposed modification, and notice of
5 the time and place of hearing shall be sent by mail at least 10 days ~~prior to~~ ^{before} the
6 hearing to the owners of the real properties in the project area and of the real
7 properties immediately adjoining or across the street from the project area. The local
8 legislative body may refer back to the authority any project area redevelopment plan,
9 project area boundaries or modifications submitted to it, together with
10 recommendations for changes in ~~such~~ the plan, boundaries or modification, and if
11 ~~such~~ the recommended changes are adopted by the authority and ~~in turn~~ approved
12 by the local legislative body, the plan, boundaries or modifications [✓] ~~as thus~~ changed
13 shall be become the approved plan, boundaries or modification.

14 (b) Whenever the authority determines that a redevelopment plan with respect
15 to a project area that has been approved and recorded in the register of deed's office
16 is to be modified to permit land uses in the project area, other than those specified
17 in the redevelopment plan, the authority shall notify all purchasers of property
18 within the project area of the authority's intention to modify the redevelopment plan,
19 and it shall hold a public hearing ~~with respect to~~ on the modification. Notice shall
20 be given to the purchasers of the property by personal service at least 20 days ~~prior~~
21 ^{before} to the holding of the public hearing, or if the purchasers cannot be found notice shall
22 be given by registered mail to the purchasers at their last-known address. Notice
23 of the public hearing shall also be given by publication as a class 2 notice, under ch.
24 985. The notice shall specify the project area and recite the proposed modification
25 and its purposes. The public hearing ~~shall be merely~~ is advisory to the authority.

1 After ~~If~~ the authority, following the public hearing, determines that the modification
2 of the redevelopment plan will not affect the original objectives of the plan and that
3 it will not produce conditions leading to a reoccurrence of ~~slums or~~ ^{plains} blight within the
4 project area, the authority may by resolution act to modify the plan to permit
5 additional land uses in the project area, subject to approval by the legislative body
6 by a two-thirds vote of the ~~members elect~~ ^{members-elect}. If the local legislative body approves the
7 modification to the redevelopment plan, an amendment to the plan containing the
8 modification shall be recorded with the register of deeds of the county in which the
9 project area is located and shall supplement the redevelopment plan previously
10 recorded. Following the action with respect to modification of the redevelopment
11 plan, the plan shall be considered is amended and no legal rights shall accrue to any
12 person or to any owner of property in the project area by reason of the modification
13 of the redevelopment plan.

14 (c) The provisions ~~herein~~ of this subsection shall be construed liberally to
15 effectuate the ~~its~~ purposes hereof and substantial compliance shall be deemed is
16 adequate. Technical omissions shall do not invalidate the procedure set forth herein
17 in this subsection with respect to acquisition of real property necessary or incidental
18 to a redevelopment project.

19 (12) LIMITATION UPON TAX EXEMPTION. The real and personal property of the
20 authority is declared to be public property used for essential public and
21 governmental purposes, and ~~such~~ the property and an authority shall be are exempt
22 from all taxes of the state or any state public body; ~~but the~~ The city in which a
23 redevelopment or urban renewal project is located may fix a sum to be paid annually
24 in lieu of ~~such~~ taxes by the authority for the services, improvements or facilities
25 furnished to the project by the city if the authority is financially able to do so, but ~~such~~

1 the sum shall may not exceed the amount which would be levied as the annual tax
2 of the city upon ~~such~~ the project. ~~However, no~~ No real property acquired under this
3 section by a private company, corporation, individual, limited liability company or
4 partnership, either by lease or purchase, ~~shall be is~~ exempt from taxation ~~by reason~~
5 because of ~~such~~ the acquisition.

6 (13) COOPERATION BY PUBLIC BODIES AND USE OF CITY FUNDS. To assist any
7 redevelopment or urban renewal project located in the area in which the authority
8 is authorized to act, ~~any a~~ public body may, upon ~~such~~ terms ^{that} it determines: furnish
9 services or facilities, provide property, lend or contribute funds, and perform any
10 other action of a character which it is ~~authorized to~~ may perform for other general
11 purposes, and ~~to~~ enter into cooperation agreements and related contracts in
12 furtherance of the purposes enumerated. ~~Any A~~ city and ~~any a~~ public body may levy
13 taxes and assessments and appropriate ~~such~~ funds and make ~~such~~ expenditures as ^{that}
14 ^{plain} ~~may be~~ necessary to carry out the purposes of this subsection, but taxes and
15 assessments ~~shall~~ may not be levied under this subsection by a public body which has
16 ~~no power to~~ may not levy taxes and assessments for any other purpose.

17 (14) OBLIGATIONS. For the purpose of financially aiding an authority to carry
18 out blight elimination, slum clearance and urban renewal programs and projects, the
19 city in which the authority functions is ~~authorized, without limiting its authority~~
20 ~~under any other law, to~~ may issue and sell general obligation bonds ~~in the manner~~
21 ~~and in accordance with the provisions of~~ under ch. 67, except that no referendum
22 ~~shall be is~~ required, and ~~to~~ may levy taxes without limitation for the payment thereof
23 of the bonds, as provided in s. 67.035. The bonds authorized under this subsection
24 ~~shall be~~ are fully negotiable and except as provided in this subsection ~~shall~~ are not
25 be subject to any other law or charter pertaining to the issuance or sale of bonds.

1 (15) BUDGET. The local legislative body shall approve the budget for each fiscal
2 year of the authority, and ~~shall have the power to~~ may alter or modify any item of said
3 the budget relating to salaries, office operation or facilities.

4 (16) LEGAL SERVICES TO AUTHORITY. The legal department of ~~any a~~ city in which
5 the authority functions can provide legal services to ~~such~~ the authority and a
6 member of the legal department having the necessary qualifications may, subject to
7 approval of the authority, be its counsel; ~~the~~. The authority may also retain
8 specialists to render legal services as required by it.

9 (17) CONSTRUCTION. This section shall be construed liberally to effectuate ~~the~~
10 its purposes hereof and the enumeration ~~therein~~ in this section of specific powers
11 ~~shall~~ does not operate to restrict the meaning of any general grant of power contained
12 in this section or ~~to~~ exclude other powers comprehended in such the general grant,

13 **SECTION 415.** 66.432 of the statutes ^{is renumbered 66.1011, and 66.1011 (title),}
14 (1), (2) and (3), as renumbered, are amended to read:

15 **66.1011 (title) Local equal opportunities for housing.** (1) DECLARATION
16 OF POLICY. The right of all persons to have equal opportunities for housing regardless
17 of their sex, race, color, physical condition, disability as defined in s. 106.04 (1m) (g),
18 sexual orientation as defined in s. 111.32 (13m), religion, national origin, marital
19 status, family status as defined in s. 106.04 (1m) (k), lawful source of income, age or
20 ancestry is a matter both of statewide concern under ~~s. 106.04~~ ^{ss. 101.132 and} and also of local
21 interest under this section and s. ~~66.433~~ 66.0125. The enactment of ~~s. 106.04~~ ^{plain} by the
22 legislature ~~shall~~ does not preempt the subject matter of equal opportunities in
23 housing from consideration by political subdivisions, and ~~shall~~ does not exempt
24 political subdivisions from their duty, nor deprive them of their right, to enact

1 ordinances which prohibit discrimination in any type of housing solely on the basis
2 of an individual being a member of a protected class.

3 (2) ANTIDISCRIMINATION HOUSING ORDINANCES. Political subdivisions may enact
4 ordinances prohibiting discrimination in housing within their respective boundaries
5 solely on the basis of an individual being a member of a protected class. ~~Such an An~~
6 ordinance may be similar to ^{AD.101.132 and ← plain} 106.04 (1) to (8) or may be more inclusive in its terms
7 or in respect to the different types of housing subject to its provisions, ~~but any such.~~
8 An ordinance establishing a forfeiture as a penalty for violation ~~shall may~~ not be for
9 an amount that is less than the statutory forfeitures under s. 106.04. ~~Such an An~~
10 ordinance may permit a complainant, aggrieved person or respondent to elect to
11 remove the action to circuit court after a finding has been made that there is
12 reasonable cause to believe that a violation of the ordinance has occurred. ~~Such an~~
13 An ordinance may ~~also~~ authorize the political subdivision, at any time after a
14 complaint has been filed alleging an ordinance violation, to file a complaint in circuit
15 court seeking a temporary injunction or restraining order pending final disposition
16 of the complaint.

17 (3) CONTINGENCY RESTRICTION. No political subdivision ~~shall may~~ enact an
18 ordinance under sub. (2), ~~which that~~ contains a provision making its effective date
19 or the operation of any of its provisions contingent on the enactment of an ordinance
20 on the same or similar subject matter by one or more other political subdivisions.

21 **SECTION 416.** 66.4325 of the statutes is renumbered 66.1335, and 66.1335 (1)
22 (intro.) and (a), (2) (intro.), (3), (4), (5) (intro.) ^{De} ~~and~~ (a), (b), (c), (e) and (f) and (5m) to
23 (7), as renumbered, are amended to read:

24 66.1335 (1) AUTHORIZATION. (intro.) ~~Any A~~ city may, by a two-thirds vote of the
25 members of the city council present at the meeting, adopt an ordinance or resolution

1 creating a housing and community development authority which shall be known as
 2 the "Community Development Authority" of such the city. It shall be deemed ~~is~~
 3 separate body politic for the purpose of carrying out blight elimination, slum
 4 clearance, urban renewal programs and projects and housing projects. The
 5 ordinance or resolution creating a housing and community development authority
 6 may also authorize such the authority to act as the agent of the city in planning and
 7 carrying out community development programs and activities approved by the
 8 mayor and common council under the federal housing and community development
 9 act of 1974 and as agent to perform all acts, except the development of the general
 10 plan of the city, which may be otherwise performed by the planning commission

11 under ~~s. 66.405~~ ^{SS. 66.1125,} ~~66.1301 to 66.425~~ ² ~~66.1329, 66.43~~ ^{or} ~~66.1331, 66.435~~ ~~66.1337~~ ~~or 66.46~~

12 ~~66.1125~~. A certified copy of such the ordinance or resolution shall be transmitted to
 13 the mayor. The ordinance or resolution shall also: do all of the following

14 (a) Provide that any redevelopment authority created under s. ~~66.431~~ 66.1333
 15 operating in such the city and any housing authority created under s. ~~66.40~~ 66.1201
 16 operating in such the city, shall terminate its operation as provided in sub. (5); ~~and~~.

17 (2) APPOINTMENT OF MEMBERS. (intro.) Upon receipt of a certified copy of such
 18 the ordinance or resolution, the mayor shall, with the confirmation of the council,
 19 appoint 7 resident persons having sufficient ability and experience in the fields of
 20 urban renewal, community development and housing, as commissioners of the
 21 community development authority.

22 (3) EVIDENCE OF AUTHORITY. The filing of a certified copy of the ordinance or
 23 resolution referred to in sub. (1) with the city clerk shall be is prima facie evidence
 24 of the community development authority's right to transact business and such the
 25 ordinance or resolution is not subject to challenge because of any technicality. In ~~any~~

1 a suit, action or proceeding commenced against the community development
 2 authority, a certified copy of such the ordinance or resolution is conclusive evidence
 3 that ~~such~~ the community development authority is established and authorized to
 4 transact business and exercise its powers under this section.

5 (4) POWERS AND DUTIES. The community development authority ~~shall have~~ has
 6 all powers, duties and functions set out in ss. ~~66.40~~ 66.1201 and ~~66.431~~ 66.1333 for
 7 housing and redevelopment authorities and as. As to all housing projects initiated
 8 by the community development authority it shall proceed under s. ~~66.40~~ 66.1201, and
 9 as to all projects relating to blight elimination, slum clearance, urban renewal and
 10 redevelopment programs it shall proceed under s. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329,

11 ~~66.43~~ 66.1331, ~~66.431~~ 66.1333 ^{or} ~~66.435~~ 66.1337 ~~or 66.46~~ ~~66.1105~~ as determined
 12 appropriate by the common council on a project by project basis. As to all community
 13 development programs and activities undertaken by the city under the federal
 14 housing and community development act of 1974, the community development
 15 authority shall proceed under all applicable laws and ordinances not inconsistent
 16 with the laws of this state. In addition, if provided in the resolution or ordinance, the
 17 community development authority may act as agent of the city to perform all acts,
 18 except the development of the general plan of the city, which may be otherwise
 19 performed by the planning commission under s. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329
 20 ~~66.43~~ ~~66.1331~~, ~~66.435~~ ~~66.1337~~ or ~~66.46~~ ~~66.1105~~ 66.1329, 66.1331 or 66.1337

21 (5) TERMINATION OF HOUSING AND REDEVELOPMENT AUTHORITIES. (intro.) Upon the
 22 adoption of an ordinance or resolution creating a community development authority,
 23 all housing and redevelopment authorities previously created in such the city under
 24 ss. ~~66.40~~ 66.1201 and ~~66.431~~ shall 66.1333 terminate.

1 (a) Any programs and projects which have been begun by housing and
2 redevelopment authorities shall, upon adoption of ~~such~~ the ordinance or resolution
3 be transferred to and completed by the community development authority. Any
4 procedures, hearings, actions or approvals taken or initiated by the redevelopment
5 authority under s. ~~66.431~~ 66.1333 on pending projects ~~is~~ are deemed to have been
6 taken or initiated by the community development authority as ~~though~~ if the
7 community development authority had originally undertaken ~~such~~ the procedures,
8 hearings, actions or approvals.

9 (b) Any form of indebtedness issued by a housing or redevelopment authority
10 shall, upon the adoption of ~~such~~ the ordinance or resolution, be assumed by the
11 community development authority except as indicated in par. (e).

12 (c) Upon the adoption of ~~such~~ the ordinance or resolution, all contracts entered
13 into between the federal government and a housing or redevelopment authority, or
14 between ~~such~~ these authorities and other parties shall be assumed and discharged
15 by the community development authority except for the termination of operations by
16 housing and redevelopment authorities. Housing and redevelopment authorities
17 may execute any agreements contemplated by this subsection. Contracts for
18 disposition of real property entered into by the redevelopment authority with respect
19 to any project ~~shall be~~ are deemed contracts of the community development authority
20 without the requirement of amendments ~~thereto~~ to the contracts. Contracts entered
21 into between the federal government and the redevelopment authority or the
22 housing authority ~~shall~~ bind the community development authority in the same
23 manner as ~~though~~ if originally entered into by the community development
24 authority.

1 (e) A housing authority which has outstanding bonds or other securities that
 2 require the operation of the housing authority in order to fulfill its commitments with
 3 respect to the discharge of principal or interest or both, may continue in existence
 4 solely for such that purpose. The ordinance or resolution creating the community
 5 development authority shall delineate the duties and responsibilities which shall
 6 devolve upon the housing authority with respect ~~thereto~~ to that purpose.

7 (f) The termination of housing and redevelopment authorities pursuant to this
 8 section shall is not be subject to s. ~~66.40~~ 66.1201 (26).

9 (5m) TAX EXEMPTION. Community development authority bonds issued on or
 10 after January 28, 1987, are declared to be issued for an essential public and
 11 governmental purpose and to be public instrumentalities and, together with interest
 12 ~~thereon on the bonds and income therefrom~~ from the bonds, are exempt from taxes.

13 (6) CONTROLLING STATUTE. The powers conferred under this section ~~shall be~~ are
 14 in addition and supplemental to the powers conferred by any other law. ~~Insofar as~~
 15 To the extent ^{that} this section is inconsistent with any other law, this section ~~shall control~~
 16 controls.

17 (7) CONSTRUCTION. This section shall be construed liberally to effectuate its
 18 purposes and the enumeration of specific powers ~~herein in this section~~ does not
 19 restrict the meaning of any general grant of power contained in this section nor does
 20 it exclude other powers comprehended in such the general grant.

→ 21 SECTION 417. ^{and word} 66.433 of the statutes is renumbered 66.0125, and 66.0125 (1),

22 (2), (3) ^(a) ~~and 3,~~ ^{and 4,} (4) and (7) ^(a), as renumbered, are amended to read:

23 66.0125 (1) DEFINITION. ~~"Municipality" as used herein~~ In this section,

24 ^{local governmental unit} ~~"municipality"~~ means a city, village, town, school district or county.

Handwritten notes:
 - A circled '3' next to line 3.
 - A checkmark next to line 3.
 - A checkmark next to line 24.
 - A circled '3' next to line 24.
 - The word 'plain' written below line 24.
 - A scribbled-out area below line 24.

local governmental unit

1 (2) CREATION. Each ~~municipality~~ ^{is} authorized and urged to either establish by
 2 ordinance a community relations-social development commission or to participate
 3 in such a commission established on an intergovernmental basis within the county
 4 ~~pursuant to~~ ^{under} enabling ordinances adopted by the participating municipalities; but ~~if~~ ^{local governmental units}
 5 A school district may establish or participate in such a commission by resolution
 6 instead of by ordinance. Such ^{An} intergovernmental commission may be established
 7 in cooperation with any a nonprofit corporation located in the county and composed
 8 primarily of public and private welfare agencies devoted to any of the purposes set
 9 forth in this section. ~~Every such~~ An ordinance or resolution establishing a
 10 commission shall substantially embody the language of sub. (3). Each ~~municipality~~
 11 may appropriate money to defray the expenses of such the commission. If such the
 12 commission is established on an intergovernmental basis within the county, the
 13 provisions of s. ~~66.30~~ 66.0301, relating to local cooperation, ~~are applicable thereto~~
 14 apply as optional authority and may be utilized by participating municipalities to
 15 effectuate the purposes of this section, but a contract between ~~municipalities~~
 16 necessary for the joint exercise of any power authorized for the joint performance of
 17 any duty required herein in this section.

INS.
353-17

18 ~~with~~ a. To establish and keep in force proper health standards for the
 19 community and beneficial zoning for the community area in order to facilitate the
 20 elimination of blighted areas, and to prevent the start and spread of such, blighted
 21 areas.

INS.
353-22

22 3. Examine the need for, initiate, participate in and promote publicly and
 23 privately sponsored studies and programs in any field of human relationship which
 24 that will aid in accomplishing the ~~foregoing objectives~~, and ~~initiate such public~~

local governmental unit

1 ~~programs and studies and participate in and promote such privately sponsored~~
2 ~~programs and studies~~ purposes and duties of the commission.

3 (4) COMPOSITION OF COMMISSION. The commission shall be nonpartisan and
4 composed of citizens residing in the ~~municipality~~, including representatives of the
5 clergy and minority groups, and the composition thereof. The composition of the
6 commission and the number and method of appointing and removing the commission
7 ~~members thereof~~ shall be determined by the governing body of the ~~municipality~~
8 creating or participating in the commission. Notwithstanding s. 59.10 (4) or ~~66.11~~
9 ~~66.0501~~(2), a member of such ~~the municipality~~ local governmental unit's governing body may serve on the
10 commission, except that a county board member in a county having a population over
11 500,000 may not accept compensation for serving on the commission. Of the persons
12 first appointed, one-third shall hold office for one year, one-third for 2 years, and
13 one-third for 3 years from the first day of February next following their appointment,
14 and until their respective successors are appointed and qualified. All succeeding
15 terms shall be for 3 years. Any vacancy shall be filled for the unexpired term in the
16 same manner as original appointments. Every person appointed as a member of the
17 commission shall take and file the official oath.

18 (7)(a) ^{Ins. 354-18 (attached)} The commission may be the official agency of the ~~municipality~~ to accept
19 assistance under title II of the federal economic opportunity act of 1964. No
20 assistance shall be accepted with respect to any matter to which objection is made
21 by the legislative body creating such the commission, but if the commission is
22 established on an intergovernmental basis and such objection is made by any
23 participating legislative body said, assistance may be accepted with the approval of
a majority of the legislative bodies participating in such the commission.

SECTION 418. 66.434 (title) of the statutes is repealed.

IN 354-18

9

18

IN 354-24
354-25

Ins. 354-18

66.433(7)

(7) Designation of commissions as cooperating agencies under federal law.

CS No B

1 SECTION 419. 66.434 of the statutes is renumbered 46.30 (5) and amended to
2 read:

3 46.30 (5) ~~(title)~~ CITY, VILLAGE OR TOWN ASSISTANCE. A city, village or town may
4 appropriate funds for promoting and assisting ~~any a~~ community action agency under
5 s. ~~46.30~~.

6 SECTION 420. 66.435 of the statutes, as affected by 1997 Wisconsin Act 35, is
7 renumbered 66.1337, and 66.1337 (2), (2m) (a) (intro.), 2. and 4. and (b) and (3) to (7),
8 as renumbered, are amended to read:

9 66.1337 (2) FINDINGS. It is hereby found and declared that there exists in
10 municipalities of the state slum, blighted and deteriorated areas which constitute a
11 serious and growing menace injurious to the public health, safety, morals and
12 welfare of the residents of the state, and the findings and declarations made before
13 August 3, 1955 in s. ~~66.43 (2)~~ 66.1331 are in all respects affirmed and restated; that
14 while certain. Certain slum, blighted or deteriorated areas, or portions thereof, may
15 require acquisition and clearance, as provided in s. ~~66.43~~ 66.1331, since the
16 prevailing condition of decay may make impracticable the reclamation of the area by
17 conservation or rehabilitation in ~~such~~ ^{plain} a manner that the conditions and evils
18 hereinbefore enumerated of these areas may be eliminated, remedied or prevented,
19 and to. To the extent feasible salvable slum and blighted areas should be conserved
20 and rehabilitated through voluntary action and the regulatory process; and all. All
21 acts and purposes provided for by this section are for and constitute public uses and
22 are for and constitute public purposes, and that moneys. Moneys expended in
23 connection with such powers under this section are declared to be for public purposes
24 and to preserve the public interest, safety, health, morals and welfare. Any
25 municipality in carrying out the provisions of this section shall afford maximum

1 opportunity consistent with the sound needs of the municipality as a whole to the
2 rehabilitation or redevelopment of areas by private enterprise.

3 (2m) (a) (intro.) "Rehabilitation or conservation work" ~~may include~~ includes
4 any of the following:

5 2. Acquisition of real property and demolition, removal or rehabilitation of
6 buildings and improvements ~~thereon~~ ^{on such property} where necessary to eliminate unhealthful, ✓
7 unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate
8 obsolete or other uses detrimental to the public welfare, ~~or~~ to otherwise remove or
9 prevent the spread of blight or deterioration, or to provide land for needed public
10 facilities.

11 4. The disposition, for uses in accordance with the objectives of the urban
12 renewal project, of any property ~~or part thereof~~ acquired in the area of the project.
13 The disposition shall be in the manner prescribed in this section for the disposition
14 of property in a redevelopment project area.

15 (b) "Urban renewal project" ~~may include~~ includes undertakings and activities
16 for the elimination and for the prevention of the development or spread of slums or
17 blighted, deteriorated or deteriorating areas and may involve any work or
18 undertaking for ~~such~~ this purpose constituting a redevelopment project or any
19 rehabilitation or conservation work, or any combination of ~~such~~ the undertaking or
20 work.

21 (3) URBAN RENEWAL PROJECTS. ~~In addition to its authority under any other~~
22 ~~section, a~~ A municipality ~~is authorized to~~ may plan and undertake urban renewal
23 projects.

24 (4) WORKABLE PROGRAM. (a) 1. ^{that} The governing body of the municipality, or ~~such~~
25 the public officer or public body ~~as~~ it designates, including a housing authority

1 organized and created under s. ~~66.40~~ 66.1201, a redevelopment authority created
2 under s. ~~66.431~~ 66.1333 or a community development authority created under s.
3 ~~66.4325~~ 66.1335, is authorized to ² ~~may~~ prepare a workable program for utilizing
4 appropriate private and public resources to eliminate, and prevent the development
5 or spread of, slums and urban blight and deterioration, to encourage needed urban
6 rehabilitation, to provide for the redevelopment of blighted, deteriorated or slum
7 areas, or to undertake those activities or other feasible activities that may be suitably
8 employed to achieve the these objectives of such a program. The governing body may
9 by resolution or ordinance provide the specific means by which a workable program
10 can be effectuated and may confer upon its officers and employes the power required
11 to carry out a program of rehabilitation and conservation for the restoration and
12 removal of blighted, deteriorated or deteriorating areas. If a municipality finds that
13 there exists in the municipality dwellings or other structures that are unfit for
14 human habitation due to dilapidation, defects that increase the hazards of fire,
15 accidents or other calamities, lack of ventilation, light or sanitary facilities or other
16 conditions, rendering the dwellings or other structures unsanitary, dangerous or
17 detrimental to the health, safety or morals, or otherwise inimical to the welfare of
18 the residents of the municipality, the municipality may enact the resolutions or
19 ordinances that it considers appropriate and effectual in order to prevent those
20 conditions and may require ~~or cause~~ the repair, closing, demolition or removal of the
21 dwellings or other structures. ~~For the purposes of the resolutions or ordinances, a~~
22 "dwelling"

23 2. In this subsection:

24 a. "Dwelling" means any building, structure or part of the building or structure
25 that is used and occupied for human habitation or intended to be so used and includes

1 any appurtenances belonging to it or usually enjoyed with it. ~~The term “structure”~~
2 ~~also~~

3 b. “Structure” includes fences, garages, sheds, and any type of store or
4 commercial, industrial or manufacturing building.

5 3. The ordinances or resolutions under subd. 1. shall require that, if there are
6 reasonable grounds to believe that there has been a violation of the ordinances or
7 resolutions, notice of the alleged violation shall be given to the alleged responsible
8 person by appropriately designated public officers or employes of ~~such~~ the
9 municipality. Every such notice shall be in writing; include a description of the real
10 estate sufficient for identification; include a statement of the reason for issuance;
11 specify a time for the performance of any act that the notice requires; and be served
12 upon the alleged responsible person. The notice of violation is properly served on the
13 person if a copy of it is delivered to the person personally; is left at the person’s usual
14 place of abode, in the presence of someone in the family of suitable age and discretion
15 who shall be informed of the contents of the notice; is sent by registered mail or by
16 certified mail with return receipt requested to the person’s last-known address; or,
17 if the registered or certified letter with the copy of the notice is returned showing the
18 letter has not been delivered to the person, by posting a copy of the notice in a
19 conspicuous place in or about the dwelling or other structure affected by the notice.

20 ~~Any~~

21 4. A person affected by ~~such~~ a notice under subd. 3. may request and shall be
22 granted a hearing on the matter before a board or commission established by the
23 governing body of ~~such~~ the municipality or before a local health officer. The person
24 shall file in the office of the designated board or commission or the local health officer
25 a written petition requesting the hearing and setting forth a statement of the

1 grounds for it within 20 days after the day the notice was served. Within 10 days
2 after receipt of the petition, the designated board or commission or the local health
3 officer shall set a time and place for the hearing and shall give the petitioner written
4 notice of it. At the hearing the petitioner ~~shall have an opportunity to~~ may be heard
5 and ~~to~~ show cause why the notice should be modified or withdrawn. The hearing
6 before the designated board or commission or the local health officer shall be
7 commenced not later than 30 days after the date on which the petition was filed.
8 Upon written application of the petitioner to the designated board or commission or
9 the local health officer, the date of the hearing may be postponed for a reasonable
10 time beyond the 30-day period, if, in the judgment of the board, commission or local
11 health officer, the petitioner has submitted a good and sufficient reason for ~~such a~~
12 postponement. Any notice served under this section ~~shall become~~ becomes an order
13 if a written petition for a hearing is not filed in the office of the designated board or
14 14 commission or the local health officer within 20 days after ~~such~~ ^{the} notice is served. The
15 designated board or commission or the local health officer may administer oaths and
16 affirmations ~~in connection with the conduct of any hearing held under this section.~~

17 5. After the hearing the designated board or commission or the local health
18 officer shall sustain, modify or cancel the notice given under subd. 3., depending
19 upon its findings as to whether the provisions of the resolutions or ordinances have
20 been complied with. The designated board or commission or the local health officer
21 may also modify any notice ~~so as~~ to authorize a variance from the provisions of the
22 resolutions or ordinances when, because of special conditions, enforcement of the
23 provisions of the resolutions or ordinances will result in practical difficulty or
24 unnecessary hardship, if the intent of the resolutions or ordinances will be observed
25 and public health and welfare secured. If the designated board or commission or the

1 local health officer sustains or modifies the notice, the sustained or modified notice
2 is an order, and the persons affected by the order shall comply with all provisions of
3 the order within a reasonable period of time, as determined by the board, commission
4 or local health officer. The proceedings at the hearing, including the findings and
5 decisions of the board, commission or local health officer, shall be reduced to writing
6 and entered as a matter of public record in the office of the board, commission or local
7 health officer. The record shall also include a copy of every notice or order issued in
8 connection with the matter. A copy of the written decision of the board, commission
9 or local health officer shall ~~then~~ be served, in the same manner prescribed for service
10 of notice under subd. 3., on the person who filed the petition for hearing.

11 6. If the local health officer finds that an emergency exists that requires
12 immediate action to protect the public health, the local health officer may, without
13 notice or hearing, issue an order reciting the existence of ~~such an~~ the emergency and
14 requiring that action be taken that the local health officer determines is necessary
15 to meet the emergency. This order ~~shall be~~ is effective immediately. Any person to
16 whom the order is directed shall comply with it, but shall be afforded a hearing as
17 specified in this ~~section~~ subsection if the person immediately files a written petition
18 with the local health officer requesting the hearing. After the hearing, depending
19 upon the findings of the local health officer as to whether an emergency still exists
20 that requires immediate action to protect the public health, the local health officer
21 shall continue the order in effect or modify or revoke it.

22 (b) Any A person aggrieved by the determination of ~~any a~~ board, commission
23 or local health officer, following review of an order issued under this ~~section~~
24 subsection, may appeal directly to the circuit court of the county in which the
25 dwelling or other structure is located by filing a petition for review with the clerk of