

1 reconstruction, improvement, alteration or repair of any housing project or any part
2 thereof of a housing project.

3 (b) To take over by purchase, lease or otherwise any housing project undertaken
4 by any government and located within the area of operation of the authority when
5 approved by the council; to purchase, lease, obtain options upon, acquire by gift,
6 grant, bequest, devise, or otherwise, any real or personal property or any interest
7 therein in the real or personal property.

8 (c) To act as agent for any government in connection with the acquisition,
9 construction, operation or management of a housing project or any part thereof of a
10 housing project.

11 (d) To arrange or contract for the furnishing of services, privileges, works, or
12 facilities for, or in connection with, a housing project or the occupants thereof of a
13 housing project.

14 (e) To lease or rent any dwellings, houses, accommodations, lands, buildings,
15 structures or facilities embraced in any housing project and (, subject to the
16 limitations contained in this section), to establish and revise the rents or charges
17 therefor for the housing project.

18 (f) Within its area of operation to investigate into living, dwelling and housing
19 conditions and into the means and methods of improving such those conditions; and
20 to engage in research and studies on the subject of housing.

21 (h) To acquire by eminent domain any real property, including improvements
22 and fixtures ~~thereon~~ on the real property.

23 (i) To own, hold, clear and improve property, to insure or provide for the
24 insurance of the property or operations of the authority against such any risks as the
25 authority ~~may deem advisable~~, to procure insurance or guarantees from the federal

1 government of the payment of any debts or parts thereof of debts secured by
2 mortgages made or held by the authority on any property included in any housing
3 project.

4 (j) To contract for sale and sell any part or all of the interest in real estate
5 acquired and to execute ~~such~~ contracts of sale and conveyances as the authority ~~may~~
6 ~~deem~~ considers desirable.

7 (k) In connection with any loan, to agree to limitations upon its right to dispose
8 of any housing project or part thereof of a housing project.

9 (L) In connection with any loan by a government, to agree to limitations upon
10 the exercise of any powers conferred upon the authority by ss. ~~66.40~~ 66.1201 to
11 ~~66.404~~ 66.1211.

12 (o) To make and ~~from time to time~~ amend and repeal bylaws, rules and
13 regulations not inconsistent with ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211, to carry into
14 effect the powers and purposes of the authority.

15 (p) To exercise all or any part or combination of powers herein granted in this
16 section. No provisions of law with respect to the acquisition or disposition of property
17 by other public bodies ~~shall be~~ are applicable to an authority unless the legislature
18 ~~shall specifically so state~~ otherwise provided.

19 (q) ~~The~~ To execute bonds, notes, debentures or other evidences of indebtedness
20 which, when executed by a housing authority ~~shall not be, are not~~ a debt or charge
21 against any city, county, state or any other governmental authority, other than
22 against the housing authority itself and its available property, income or other assets
23 in accordance with the terms ~~thereof~~ of an evidence of indebtedness and of this
24 section, and no individual liability ~~shall attach~~ exists for any official act done by any

1 member of the authority. No such authority shall have any power whatsoever to may
2 levy any tax or assessment.

3 (r) To provide by all means available under ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211
4 housing projects for veterans and their families regardless of their income. ~~Such~~ The
5 projects ~~shall not be~~ are not subject to the limitations of s. ~~66.402~~ 66.1205.

6 (s) Notwithstanding the provisions of any law ~~in conflict herewith~~, the housing
7 ~~authority of any city is expressly authorized~~, to acquire sites; to prepare, to carry out,
8 acquire, lease, construct and operate housing projects to provide temporary dwelling
9 accommodations for families regardless of income who are displaced under ss. ~~66.40~~
10 66.1201 to ~~66.43~~, 66.1331; to further slum clearance, urban redevelopment, and
11 blight elimination; and to provide temporary dwelling accommodations for families
12 displaced by reason of any street widening, expressway or other public works project
13 causing the demolition of dwellings.

14 (t) To participate in an employe retirement or pension system of the city which
15 has declared the need for the authority and to expend funds of the authority for ~~such~~
16 this purpose.

17 (u) ~~Any 2 or more authorities may~~ To join or cooperate with one another or more
18 authorities in the exercise, either jointly or otherwise, of any ~~or all~~ of their powers
19 for the purpose of financing (including the issuance of bonds, notes or other
20 obligations and giving security therefor) for these obligations, planning,
21 undertaking, owning, constructing, operating or contracting with respect to a
22 housing project located within the area of operation of any one or more of ~~said~~ the
23 authorities. For ~~such~~ this purpose an authority may by resolution prescribe and
24 authorize any other housing authority, so joining or cooperating with it, to act on its

1 behalf with respect to any ~~or all~~ powers, as its agent or otherwise, in the name of the
2 authority ~~so~~ joining or cooperating or in its own name.

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

11 (w) To exercise any powers of a redevelopment authority operating under s.
12 ~~66.431~~ 66.1333 if done in concert with a redevelopment authority under a contract
13 under s. ~~66.30~~ 66.0301.

14 (10) (a) The authority ~~shall have the right to~~ may acquire by eminent domain
15 any real property, including fixtures and improvements, which it ~~may deem~~ deems
16 necessary to carry out the purposes of ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211 after the
17 adoption by it of a resolution declaring that the acquisition of the property described
18 ~~therein~~ in the resolution is in the public interest and necessary for public use. The
19 authority may exercise the power of eminent domain pursuant to ch. 32 or pursuant
20 to any other applicable statutory provisions, ~~now in force or hereafter enacted for the~~
21 ~~exercise of the power of eminent domain.~~

22 (b) (intro.) At any time at or after the filing for condemnation, and before the
23 entry of final judgment, the authority may file with the clerk of the court in which
24 the petition is filed, a declaration of taking signed by the duly authorized officer or
25 agent of the authority declaring that all or any part of the property described in the

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1 petition is to be taken for the use of the authority. The declaration of taking shall be
2 is sufficient if it sets forth all of the following:

3 1. A description of the property, ~~sufficient for the identification thereof, to~~
4 ~~which there may be attached a plat or map thereof.~~

5 (c) From the filing of the ~~said~~ declaration of taking under par. (b) and the
6 deposit in court ~~to the use of the persons entitled thereto~~ of the amount of the
7 estimated compensation stated in ~~said~~ the declaration, title to the property specified
8 in ~~said~~ the declaration ~~shall vest vests~~ in the authority and ~~said~~ the property shall
9 ~~be deemed to be~~ is condemned and taken for the use of the authority and the right
10 to just compensation for the ~~same shall vest property vests~~ in the persons entitled
11 ~~thereto to the~~ compensation. Upon the filing of the declaration of taking the court
12 shall designate a day (not exceeding 30 days after ~~such~~ the filing, except upon good
13 cause shown), on which the person in possession shall ~~be required to~~ surrender
14 possession to the authority.

15 (d) The ultimate amount of compensation ~~shall be vested vests~~ in the manner
16 provided by law. If the amount so vested ~~shall exceed exceeds~~ the amount so
17 deposited in court by the authority, the court shall enter judgment against the
18 authority in the amount of ~~such~~ the deficiency together with interest at the rate of
19 6 per cent % per year on ~~such~~ the deficiency from the date of the vesting of title to the
20 date of the entry of the final judgment (subject, ~~however,~~ to abatement for use,
21 income, rents or profits derived from ~~such~~ the property by the owner thereof
22 subsequent to the vesting of title in the authority) ~~and the~~. The court shall order the
23 authority to deposit the amount of ~~such~~ the deficiency in court.

1 (e) At any time ~~prior to~~ before the vesting of title of property in the authority
2 the authority may withdraw or dismiss its petition with respect to any ~~and all~~ of the
3 property ~~therein~~ described in the petition.

4 (f) Upon vesting of title to any property in the authority, all the right, title and
5 interest of all persons having an interest ~~therein or lien thereupon, shall be in, or lien~~
6 upon, the property are divested immediately and ~~such these~~ persons thereafter shall
7 be entitled only to receive compensation for ~~such~~ the property.

8 (g) Except as ~~hereinabove~~ provided in this subsection with reference to the
9 declaration of taking, the proceedings shall be as ~~is or may hereafter~~ be provided by
10 law for condemnation, and the deposit in court of the amount estimated by the
11 authority upon a declaration of taking, shall be disbursed as ~~is or may hereafter~~ be
12 provided by law for an award in condemnation proceedings.

13 (h) Property already devoted to a public use may be acquired, provided that no
14 property belonging to any ~~city or~~ municipality or to any government may be acquired
15 without its consent and that no property belonging to a public utility corporation may
16 be acquired without the approval of the public service commission or other officer or
17 tribunal, if any ~~there be~~, having regulatory power over ~~such~~ the public utility
18 corporation.

19 (11) ACQUISITION OF LAND FOR GOVERNMENT. The authority may acquire, by
20 purchase or by the exercise of its power of eminent domain ~~as aforesaid~~ under sub.
21 (10), any property, real or personal, for any housing project being constructed or
22 operated by a government. The authority upon such terms and conditions, with or
23 without consideration, as it shall determine, may convey title or deliver possession
24 of ~~such~~ property so acquired or purchased to ~~such~~ the government for use in
25 connection with ~~such a~~ housing project.

1 (13) (a) 1. (intro.) ~~An authority shall have power to issue bonds from time to~~
2 ~~time in its discretion, for any of its corporate purposes.~~ An authority may issue such
3 ~~types of any bonds as it may determine for its corporate purposes,~~ including, without
4 ~~limiting the generality of the foregoing,~~ bonds on which the principal and interest are
5 payable by any of the following methods:

6 a. Exclusively from the income and revenues of the housing project financed
7 with the proceeds of the bonds, or with those proceeds together with a grant from the
8 federal government in aid of the project;

9 b. Exclusively from the income and revenues of certain designated housing
10 projects whether or not they were financed in whole or in part with the proceeds of
11 ~~such the bonds; or.~~

12 (b) Neither the commissioners of the authority nor any person executing the
13 bonds ~~shall be~~ is liable personally on the bonds by reason of ~~the~~ their issuance
14 thereof.

15 (c) The bonds and other obligations of the authority ~~(and such bonds and~~
16 ~~obligations shall so state on their face)~~ shall not be ~~are not~~ a debt of any city or
17 municipality located within its boundaries or of the state ~~and neither and this fact~~
18 shall be stated on their face. ~~Neither the state nor any such city or municipality shall~~
19 ~~be is~~ liable thereon for the bonds or other obligations, ~~nor in any event shall are~~ they
20 be payable out of any funds or properties other than those of the authority.

21 (14) (a) Bonds of an authority shall be authorized by its resolution and may be
22 issued in one or more series and shall bear such any date ~~or dates,~~ mature at such
23 any time ~~or times,~~ bear interest at such any rate ~~or rates,~~ be in such any
24 denomination ~~or denominations,~~ be in the form of coupon bonds or of bonds
25 registered under s. 67.09, carry such any conversion or registration privileges, have

1 such any rank or priority, be executed in ~~such~~ any manner, be payable in ~~such~~ any
2 medium of payment, at ~~such~~ any place ~~or places~~, and be subject to ~~such~~ any terms
3 of redemption, with or without premium, ~~as such that the~~ resolution, its trust
4 indenture or mortgage may provide. Any bond reciting in substance that it has been
5 issued by an authority to aid in financing a housing project to provide dwelling
6 accommodations for persons of low income shall be conclusively deemed, in any suit,
7 action or proceeding involving the validity or enforceability of ~~such~~ the bond or the
8 security ~~therefor for the bond~~, to have been issued for such a housing project of ~~such~~
9 character. Bonds of an authority are ~~declared to be~~ issued for an essential public and
10 governmental purpose and ~~to be~~ are public instrumentalities and, together with
11 interest ~~thereon~~ and income ~~therefrom~~, ~~shall be~~, are exempt from taxes.

12 (b) The bonds may be sold at public or private sale as the authority ~~may provide~~
13 provides. The bonds may be sold at ~~such~~ any price ~~or prices as determined by the~~
14 authority ~~shall determine~~.

15 (d) The authority ~~shall have power out of any funds available therefor to~~ may
16 purchase, out of available funds, any bonds issued by it at a price not more than the
17 principal amount ~~thereof of the bonds~~ and the accrued interest; ~~provided, however,~~
18 ~~that bonds~~. Bonds payable exclusively from the revenues of a designated project or
19 projects shall be purchased only out of any ~~such~~ revenues available ~~therefor for that~~
20 purpose. All bonds so purchased shall be canceled. This paragraph ~~shall~~ does not
21 apply to the redemption of bonds.

22 (e) Any provision of any law to the contrary notwithstanding, any bonds,
23 interim certificates, or other obligations issued pursuant to ss. ~~66.40~~ 66.1201 to
24 ~~66.404~~ shall be 66.1211 are fully negotiable.

1 (15) PROVISIONS OF BONDS, TRUST INDENTURES, AND MORTGAGES. (intro.) In
2 connection with the issuance of bonds or the incurring of any obligation under a lease
3 and in order to secure the payment of ~~such~~ bonds or obligations, the authority ~~shall~~
4 ~~have power~~ may:

5 (a) ~~To pledge~~ Pledge by resolution, trust indenture, mortgage (~~subject to the~~
6 limitations ~~hereinafter imposed in this subsection~~), or other contract ~~all or any part~~
7 of its rents, fees, or revenues.

8 (b) ~~To covenant~~ Covenant against mortgaging ~~all or any part~~ of its property, ~~real~~
9 ~~or personal, then owned or thereafter acquired~~, or against permitting ~~or suffering~~
10 any lien ~~thereon~~ on its property.

11 (c) ~~To covenant~~ Covenant with respect to limitations on its right to sell, lease
12 or otherwise dispose of any housing project or any part ~~thereof~~ of a housing project,
13 or with respect to limitations on its right to undertake additional housing projects.

14 (d) ~~To covenant~~ Covenant against pledging ~~all or any part~~ of its rents, fees and
15 revenues ~~to which its right then exists or the right to which may thereafter come into~~
16 ~~existence or against permitting or suffering any lien thereon~~ on its rents, fees and
17 revenues.

18 (e) ~~To provide~~ Provide for the release of property, rents, fees and revenues from
19 any pledge or mortgage, and ~~to reserve~~ rights and powers in, or the right to dispose
20 of, property which is subject to a pledge or mortgage.

21 (f) ~~To covenant~~ Covenant as to the bonds to be issued pursuant to any
22 resolution, trust indenture, mortgage or other instrument and as to the issuance of
23 ~~such~~ bonds in escrow or otherwise, and as to the use and disposition of the proceeds
24 ~~thereof~~ of the bonds.

1 (g) ~~To provide~~ Provide for the terms, form, registration, exchange, execution
2 and authentication of bonds.

3 (h) ~~To provide~~ Provide for the replacement of lost, destroyed or mutilated bonds.

4 (i) ~~To covenant~~ Covenant that the authority warrants the title to the premises.

5 (j) ~~To covenant~~ Covenant as to the rents and fees to be charged, the amount to
6 be raised each year or other period of time by rents, fees and other revenues and as
7 to the use and disposition to be made ~~thereof~~ of the revenues.

8 (k) ~~To covenant~~ Covenant as to the use of any ~~or all~~ of its property, ~~real or~~
9 ~~personal~~.

10 (L) (intro.) ~~To create or to authorize the creation of~~ Create special funds in
11 which ~~there shall be segregated~~ segregate all of the following:

12 2. ~~All of the~~ The rents, fees and revenues of ~~any a~~ housing project ~~or projects~~
13 ~~or parts thereof~~.

14 3. Any moneys held for the payment of the costs of operations and maintenance
15 of any ~~such~~ housing projects or as a reserve for the meeting of contingencies in the
16 operation and maintenance ~~thereof~~ of housing projects.

17 4. Any moneys held for the payment of the principal and interest on its bonds
18 or the sums due under its leases or as a reserve for ~~such~~ the payments; ~~and~~.

19 (Lm) ~~To covenant~~ Covenant as to the use and disposal of the moneys held in
20 funds created under par. (L).

21 (m) ~~To redeem~~ Redeem the bonds, ~~and to covenant for their redemption and to~~
22 ~~provide the terms and conditions~~ thereof of the bonds.

23 (n) ~~To covenant~~ Covenant against extending the time for the payment of its
24 bonds or interest ~~thereon, directly or indirectly, on the bonds~~ by any means ~~or in any~~
25 ~~manner~~.

1 (o) ~~To prescribe~~ Prescribe the procedure, if any, by which the terms of any
2 contract with bondholders may be amended or abrogated, the amount of bonds the
3 holders of which must consent ~~thereto~~ to a contract amendment or abrogation and
4 the manner in which ~~such~~ consent may be given.

5 (p) ~~To covenant~~ Covenant as to the ~~property~~ maintenance of its property, the,
6 replacement thereof, the and insurance ~~to be carried thereon~~ and the use and
7 disposition of insurance moneys.

8 (q) ~~To vest~~ Vest in an obligee of the authority ~~the right, in the event of the failure~~
9 ~~of the authority, if the authority fails~~ to observe or perform any covenant on its part
10 to be kept or performed, the right to cure any such default and to advance any moneys
11 necessary for such ~~that~~ purpose, ~~and the~~. The moneys so advanced may be made an
12 additional obligation of the authority with ~~such~~ ^{interest} interest, security and priority as may
13 be provided in any trust indenture, mortgage, lease or contract of the authority with
14 reference thereto.

15 (r) ~~To covenant~~ Covenant and prescribe as to the events of default and terms
16 and conditions upon which any ~~or all~~ of its bonds shall become or may be declared
17 due before maturity and as to the terms and conditions upon which ~~such~~ the
18 declaration and its consequences may be waived.

19 (s) ~~To covenant~~ Covenant as to the rights, liabilities, powers and duties arising
20 upon the breach by it of any covenant, condition or obligation.

21 (t) ~~To covenant~~ Covenant to surrender possession of all or any part of any
22 housing project ~~or projects~~ upon the happening of ~~an event of a~~ default, as defined
23 in the contract, and to vest in an obligee the right to take possession and to use,
24 operate, manage and control ~~such~~ housing projects ~~or any part thereof~~, and to collect
25 and receive all rents, fees and revenues arising ~~therefrom~~ from the housing projects

1 in the same manner as the authority itself might do and to dispose of the moneys
2 collected in accordance with the agreement of the authority with ~~such the~~ obligee.

3 (u) ~~To vest~~ Vest in a trust ~~or trustees~~ the right to enforce any covenant made
4 to secure, to pay, or in relation to the bonds, to provide for the powers and duties of
5 ~~such a trustee or trustees~~, to limit liabilities ~~thereof of a trustee~~ and to provide the
6 terms and conditions upon which the trustee ~~or trustees~~ or the holders of bonds
7 bondholders or any proportion of them may enforce any such covenant.

8 (v) ~~To make~~ Make covenants other than ~~and in addition to~~ the covenants herein
9 expressly authorized, ~~of like or different character~~ that are authorized in this
10 subsection.

11 (w) ~~To execute~~ Execute all instruments ~~that are~~ necessary or convenient in the
12 exercise of the ~~its~~ powers herein granted or in the performance of its covenants or
13 duties, ~~which may contain such covenants and provisions, in addition to those above~~
14 ~~specified as the government or any purchaser of the bonds of the authority may~~
15 ~~reasonably require.~~

16 (x) ~~To make such~~ Make covenants and to do any ~~and all such acts and things~~
17 ~~as may be act~~ necessary or convenient ~~or desirable~~ in order to secure its bonds, or,
18 in the absolute discretion of the authority, that tend to make the bonds more
19 marketable; ~~notwithstanding that such covenants, acts or things may not be~~
20 ~~enumerated herein; it being the intention hereof to give the authority power to do all~~
21 ~~things in the issuance of bonds, in the provisions for their security that are not~~
22 ~~inconsistent with the constitution of the state and no consent or approval of any judge~~
23 ~~or court shall be required thereof; provided, however, that the authority shall have~~
24 ~~no power to.~~ An authority may not mortgage all or any part of its property, real or
25 personal, except as provided in sub. (16).

1 (16) (b) (intro.) In connection with any project financed in whole or in part, or
2 otherwise aided by a government, whether through a donation of money or property,
3 a loan, the insurance or guarantee of a loan, or otherwise, the authority ~~shall also~~
4 ~~have power to~~ may do any of the following:

5 1. Mortgage ~~all or any part of its property, real or personal, then owned or~~
6 ~~thereafter acquired.~~

7 2. Grant security interests in its property, ~~real or personal, then owned or~~
8 ~~thereafter acquired.~~

9 (17) REMEDIES OF AN OBLIGEE OF AUTHORITY. An obligee of the authority ~~shall~~
10 ~~have the right in addition to all other rights which may be conferred on such obligee~~
11 ~~subject only to any contractual restrictions binding upon such obligee, subject to its~~
12 contract, may do any of the following:

13 (a) By mandamus, suit, action or proceeding ~~in law or equity~~, all of which may
14 be joined in one action, ~~to~~ compel the authority, and ~~the~~ its commissioners, officers,
15 agents or employes ~~thereof~~ to perform each and every term, provision and covenant
16 contained in any contract of the authority, and ~~to~~ require the carrying out of any ~~or~~
17 ~~all~~ covenants and agreements of the authority and the fulfillment of all duties
18 imposed upon the authority by ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211.

19 (b) By suit, action or proceeding ~~in equity to~~ enjoin any unlawful acts or things
20 ~~which may be unlawful~~, or the violation of any of the rights of such ~~the~~ obligee of the
21 authority.

22 (c) By suit, action or proceeding ~~in any court of competent jurisdiction to~~ cause
23 possession of any housing project or any part ~~thereof~~ of a housing project to be
24 surrendered to any obligee having the right to ~~such~~ possession pursuant to any
25 contract of the authority.

1 (18) ADDITIONAL REMEDIES CONFERRABLE BY MORTGAGE OR TRUST INDENTURE. Any
2 authority ~~shall have power~~ may by its trust indenture, mortgage, lease or other
3 contract ~~to confer~~ upon any obligee holding or representing a specified amount in
4 bonds, lease or other obligations, the right upon the happening of an “event of
5 default” as defined in ~~such~~ the instrument:

6 (a) By suit, action or proceeding ~~in any court of competent jurisdiction to obtain~~
7 the appointment of a receiver of any housing project of the authority or any part ~~or~~
8 ~~parts thereof of a housing project~~. Upon appointment, a receiver may enter and take
9 possession of ~~such~~ the housing project or any part ~~or parts thereof of the housing~~
10 project and operate and maintain ~~same it~~, and collect and receive all fees, rents,
11 revenues or other charges ~~thereafter arising therefrom~~ in the same manner as the
12 authority itself might do ~~and~~. The receiver shall keep such the moneys in a separate
13 account or accounts and apply the ~~same moneys~~ same moneys in accordance with the obligations
14 of the authority as ~~the a court shall direct~~ directs.

15 (b) By suit, action or proceeding ~~in any court of competent jurisdiction to~~
16 require the authority and ~~the its~~ commissioners thereof to account as if it and they
17 were the trustees of an express trust.

18 (19) REMEDIES CUMULATIVE. All the rights and remedies ~~hereinabove conferred~~
19 ~~shall be cumulative and in this section are~~ in addition to all other rights and remedies
20 that may be conferred upon ~~such an~~ obligee of the authority by law or by any contract
21 with the authority.

22 (20) SUBORDINATION OF MORTGAGE TO AGREEMENT WITH GOVERNMENT. The
23 authority may agree in any mortgage made by it that ~~such the mortgage shall be is~~
24 subordinate to a contract for the supervision by a government of the operation and
25 maintenance of the mortgaged property and the construction of improvements

1 ~~thereon; in such event, any purchaser or purchasers on the mortgaged property. A~~
2 ~~purchaser~~ at a sale of the property of an authority pursuant to a foreclosure of such
3 a mortgage or any other remedy in connection ~~therewith~~ with the foreclosure shall
4 obtain title subject to ~~such~~ the contract.

5 (21) CONTRACTS WITH FEDERAL GOVERNMENT. In addition to the powers conferred
6 upon the authority by other provisions of ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211, the
7 authority ~~is empowered to~~ may borrow money or accept grants from the federal
8 government for ~~or in aid of~~ any housing project ~~which such~~ that the authority is
9 authorized to may undertake, to take over any land acquired by the federal
10 government for the construction or operation of a housing project, to take over or
11 lease or manage any housing project constructed or owned by the federal
12 government, and to these ends, to enter into ~~such~~ ^{any} contracts, mortgages, trust
13 indentures, leases or other agreements ~~as~~ ^{that} the federal government may require
14 including agreements that the federal government shall have the right to may
15 supervise and approve the construction, maintenance and operation of ~~such~~ the
16 housing project. ~~It is the purpose and intent of this section to authorize every council~~
17 ~~to do any and all things~~ A council may take any action necessary to secure the
18 financial aid and the cooperation of the federal government in the undertaking,
19 construction, maintenance and operation of any housing project which the authority
20 ~~is empowered to~~ may undertake.

21 (22) TAX EXEMPTION AND PAYMENTS IN LIEU OF TAXES. The property of an authority
22 ~~is declared to be~~ public property used for essential public and governmental purposes
23 and ~~such~~ the property and an authority shall be are exempt from all taxes of the state
24 or any state public body; ~~provided, however, except~~ that the city in which a project
25 or projects are located may fix a sum to be paid annually in lieu of ~~such~~ taxes by the

1 authority for the services, improvements or facilities furnished to ~~such project or~~
2 ~~projects~~ the property of the authority by ~~such~~ the city, but in no event shall such sum.
3 The amount paid in lieu of taxes may not exceed the amount that would be levied as
4 the annual tax of ~~such~~ the city upon ~~such~~ the project ~~or projects~~.

5 (24) (a) When a housing authority has the approval of the council for any
6 project authorized under sub. (9) (a) or (b), the authority shall complete and approve
7 plans, specifications and conditions ~~in connection therewith~~ for carrying out ~~such~~ the
8 project, and shall ~~then~~ advertise by publishing a class 2 notice, under ch. 985, for bids
9 for all work which the authority must do by contract. The authority is not required
10 to submit for bidding any contract in an amount of \$25,000 or less, but if the
11 estimated cost of the contract is between \$10,000 and \$25,000, the authority shall
12 give a class 2 notice, under ch. 985, of the proposed work before the contract is entered
13 into. A contract subject to bidding shall be awarded to the lowest qualified and
14 competent bidder. ~~Section 66.29 shall apply~~ 66.0901 applies to ~~such~~ the bidding.

15 (b) (intro.) An authority may contract for the acquisition of a housing project
16 without submitting the contract for bids as required by par. (a) if all of the following
17 apply:

18 1. The contract provides for undertaking of the housing project on land not
19 owned at the time of the contract by the authority except the contract may provide
20 for undertaking of the housing project on land acquired and owned by a community
21 development authority for the purpose of ~~ss. 66.405 to 66.425, 66.43, 66.431 or 66.46~~
22 66.1105, 66.1301 to 66.1329, 66.1331 or 66.1333 if the community development
23 authority is proceeding under this paragraph as provided by s. ~~66.4325~~ 66.1335 (4).

24 2. The contract provides for conveyance or lease of the project to the authority
25 after completion of the project; ~~and~~.

1 (25) (a) In any city or village the city council or village board by resolution or
2 ordinance, or the electors by referendum under s. 9.20, may provide that require the
3 authority ~~shall to~~ liquidate and dispose of a ~~particular~~ project or projects held and
4 operated under ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211 or ~~66.43~~ 66.1331.

5 (b) ~~Whenever~~ If liquidation and disposal of a project is provided for under par.
6 (a) the housing authority or other designated agency shall sell ~~such the~~ project to the
7 highest bidder after public advertisement, or transfer it to any state public body
8 authorized by law to acquire ~~such the~~ project. No ~~such~~ project ~~shall~~ may be sold for
9 less than its fair market value as determined by a board of 3 licensed appraisers
10 appointed by the city council or village board.

11 (c) The arrangements for the liquidation and disposal of a project shall provide
12 for the payment and retirement of all outstanding obligations in connection with the
13 project, together with interest ~~thereon~~ on the obligations and any premiums
14 prescribed for the redemption of any bonds, notes or other obligations before
15 maturity.

16 (d) Any proceeds remaining after payment of ~~such the~~ obligations under par.
17 (c) shall be distributed in accordance with the federal law applicable at the time of
18 the liquidation and disposal of the project. If no federal law is applicable to the
19 liquidation and disposal of the project all ~~of such~~ remaining proceeds shall be paid
20 to the city or village.

21 (e) If the highest bid received is insufficient for the payment of all obligations
22 set forth in par. (c) the project shall not be sold unless the city or village provides
23 sufficient additional funds to discharge ~~such the~~ obligations.

24 (f) In order to carry out this subsection an authority or other designated agency
25 shall exercise any option available to it for the payment and redemption of

1 outstanding obligations set forth in par. (c) before maturity, if the city or village
2 provides funds for such payment and redemption.

3 (h) ~~The term~~ In this subsection, “outstanding obligations” or “obligations” as
4 ~~used herein~~ includes bonds, notes or evidences of indebtedness, as well as aids,
5 grants, contributions or loans made by or received from any federal, state or local
6 political government or agency.

7 (26) DISSOLUTION OF HOUSING AUTHORITY. Any housing authority may be
8 dissolved upon adoption of an ordinance or resolution by the council or village board
9 concerned declaring that the need ~~therefor~~ for the authority no longer exists, that all
10 projects under ~~such~~ the authority’s jurisdiction have been disposed of, that there are
11 no outstanding obligations or contracts and that no further business remains to be
12 transacted by ~~such~~ the authority.

13 **SECTION 375.** 66.401 of the statutes is renumbered 66.1203 and amended to
14 read:

15 **66.1203 Housing authorities; operation not for profit.** (1) It is declared
16 to be the policy of this state that each housing authority shall manage and operate
17 its housing projects in an efficient manner ~~so as~~ to enable it to fix the rentals for
18 dwelling accommodations at the lowest possible rates consistent with its providing
19 decent, safe and sanitary dwelling accommodations, and that no housing authority
20 shall construct or operate any ~~such~~ project for profit, or as a source of revenue to the
21 city.

22 (2) ~~To this end an~~ An authority shall fix the rentals for dwellings in its projects
23 at no higher rates than it ~~shall find to be~~ finds necessary in order to produce revenues
24 which ~~to~~ together with all other available moneys, revenues, income and receipts of

1 the authority from whatever sources derived), will be sufficient to accomplish all of
2 the following:

3 (a) ~~To pay~~ Pay, as the ~~same~~ rentals become due, the principal and interest on
4 the bonds of the authority;

5 (b) ~~To meet~~ Meet the cost of, and to provide for, maintaining and operating the
6 projects (, including the cost of any insurance), and the administrative expenses of
7 the authority;

8 (c) ~~To create~~ Create, during not less than the 6 years immediately succeeding
9 its issuance of any bonds), a reserve sufficient to meet the largest principal and
10 interest payments which will be due on ~~such~~ the bonds in any one year ~~thereafter~~
11 after the creation of the reserve and to maintain ~~such~~ the reserve.

12 **SECTION 376.** 66.402 of the statutes is renumbered 66.1205, and 66.1205 (1) (a)
13 and (b) and (2), as renumbered, are amended to read:

14 66.1205 (1) (a) It may rent or lease the dwelling accommodations ~~therein~~ in a
15 housing project only to persons of low income and at rentals within the financial
16 reach of ~~such~~ persons of low income.

17 (b) It may rent or lease to a tenant dwelling accommodations consisting of the
18 number of rooms, but no greater number, ~~which~~ that it considers necessary to provide
19 safe and sanitary accommodations to the proposed occupants ~~thereof~~, without
20 overcrowding.

21 (2) ~~Nothing contained in the housing authorities law, as hereby amended, shall~~
22 ~~be construed as limiting~~ Sections 66.1201 to 66.1211 do not limit the power of an
23 authority to do any of the following:

24 (a) ~~To invest~~ Invest in an obligee the right, ~~in the event of a default by~~ if the
25 authority defaults, to take possession of a housing project or cause the appointment

1 of a receiver thereof of the housing project, free from all the restrictions imposed by
2 said law, ~~as amended under ss. 66.1201 to 66.1211~~, with respect to rentals, tenant
3 selection, manner of operation, or otherwise; ~~or~~.

4 (b) Pursuant to s. ~~66.40~~ 66.1201 (16) ~~to~~ vest in obligees the right, in the event
5 of a default by if the authority defaults, to acquire title to a housing project or the
6 property mortgaged by the housing authority, free from all the restrictions imposed
7 by ~~ss. 66.401 and 66.402~~ s. 66.1203 and this section.

*Sub and add
"as amended"
8
9
10*

8 SECTION 377. ~~66.4025~~ ^{(title) and (1)(a)} of the statutes, ~~as affected by 1997 Wisconsin Act 282~~
9 ~~are~~ ^{are} renumbered 66.1207, and 66.1207 (1) ~~and 66.1207 (a)~~ ^(a), as renumbered, ~~are~~ ^{is}
10 amended to read:

11 66.1207 (1) (a) Any person who secures or assists in securing dwelling
12 accommodations under s. ~~66.402~~ 66.1205 by intentionally making false
13 representations in order to receive more than \$1,000 ~~and but~~ less than \$2,500 in
14 financial assistance for which the person would not otherwise be entitled shall be
15 fined not more than \$10,000 or imprisoned for not more than 9 months or both.

16 ^{INS. 280-15}
17 ^{66.1207 (1)} (b) Any person who secures or assists in securing dwelling accommodations
18 under s. ~~66.402~~ 66.1205 by intentionally making false representations in order to
19 receive at least \$2,500 but not more than \$25,000 in financial assistance for which
20 the person would not otherwise be entitled shall be fined not more than \$10,000 or
imprisoned for not more than 3 years or both.

21 (c) Any person who secures or assists in securing dwelling accommodations
22 under s. ~~66.402~~ 66.1205 by intentionally making false representations in order to
23 receive more than \$25,000 in financial assistance for which the person would not
24 otherwise be entitled shall be fined not more than \$10,000 or imprisoned for not more
25 than 7 years and 6 months or both.

SEC. #. RA; 66.4025 (2) and (3) of the statutes are
renumbered 66.1207 (2) and (3) and 66.1207 (2) and (3) as
renumbered, are amended to read: (intro.)

1 (2) Any administrator or employe of an authority under s. 66.402 66.1205 who
2 receives or solicits any commission or derives or seeks to obtain any personal
3 financial gain through any contract for the rental or lease of dwelling
4 accommodations under s. 66.402 66.1205 shall be punished under s. 946.13.

5 (3) (intro.) Any person who receives assistance for dwelling accommodations
6 under s. 66.402 66.1205, who has been notified by the authority of the obligation to
7 report an increase in income or assets that would reduce the amount of that
8 assistance and who intentionally fails to notify the authority of the receipt of such
9 income or assets is subject to one of the following:

10 SECTION 378. 66.403 (title) of the statutes is renumbered 66.1209 (title).

11 SECTION 379. 66.403 (intro.) and (1) to (7) of the statutes are renumbered
12 66.1209 (1) (intro.) and (a) to (g) and amended to read:

13 66.1209 (1) (intro.) For the purpose of aiding and cooperating in the planning,
14 undertaking, construction or operation of housing projects located within the area
15 in which it is authorized to may act, any state public body may ~~upon such terms, with~~
16 ~~or without consideration, as it may determine~~ do any of the following:

17 (a) Dedicate, sell, convey or lease any of its property to a housing authority or
18 the federal government;

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

22 (c) Cause services to be furnished to the authority of the character which it is
23 ~~otherwise empowered to~~ may furnish;

1 (d) Subject to the approval of the council, furnish, dedicate, close, pave, install,
2 grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other
3 places which it ~~is otherwise empowered to~~ may undertake;

4 (e) Enter into agreements with a housing authority or the federal government
5 respecting action to be taken by the state public body pursuant to any of the powers
6 granted by ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211. The agreements may extend over any
7 period, notwithstanding any provision or rule of law to the contrary;

8 (f) ~~Do any~~ Any and all things, necessary or convenient to aid and cooperate in
9 the planning, undertaking, construction or operation of ~~such~~ housing projects;

10 (g) Purchase or legally invest in any of the bonds of a housing authority and
11 exercise all of the rights of any holder of ~~such~~ the bonds;

12 **SECTION 380.** 66.403 (8) and (9) of the statutes are renumbered 66.1209 (2) and
13 (3) and amended to read:

14 66.1209 (2) With respect to any housing project which a housing authority has
15 acquired or taken over from the federal government and which the housing authority
16 by resolution has found and declared to have been constructed in a manner that will
17 promote the public interest and afford necessary safety, sanitation and other
18 protection, no state public body ~~shall~~ may require any changes to be made in the
19 housing project or the manner of its construction or take any other action relating
20 to ~~such~~ the construction;

21 (3) In connection with any public improvements made by a state public body
22 in exercising the powers ~~herein granted, such~~ granted in ss. 66.1201 to 66.1211, the
23 state public body may incur the entire expense ~~thereof~~ of the public improvements.

24 Any law or statute to the contrary notwithstanding, any sale, conveyance, lease or

1 agreement provided for in ss. ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211 may be made by a state
2 public body without appraisal, public notice, advertisement or public bidding.

3 **SECTION 381.** 66.404 of the statutes is renumbered 66.1211 and amended to
4 read:

5 **66.1211 Housing authorities; contracts with city; assistance to**
6 **counties and municipalities.** (1) CONTRACTS BETWEEN AUTHORITY AND CITY. In
7 connection with any housing project located wholly or partly within the area in which
8 it is authorized to act, any city may agree with an authority or government that a
9 certain sum, subject to the limitations imposed by s. ~~66.40~~ 66.1201 (22), or no sum
10 shall be paid by the authority in lieu of taxes for any year or period of years.

11 (2) ADVANCES TO HOUSING AUTHORITY. When any housing authority ~~which is~~
12 created for any city ~~becomes~~ is authorized to transact business and exercise its
13 powers ~~therein~~, the governing body of the city, may immediately make an estimate
14 of the amount of money necessary for the administrative expenses and overhead of
15 ~~such~~ the housing authority during the first year ~~thereafter~~ after the creation of the
16 housing authority, and may appropriate ~~such~~ the amount to the authority out of any
17 moneys in ~~such~~ the city treasury not appropriated to some other purposes. The
18 moneys ~~so~~ appropriated may be paid to the authority as a donation. Any city, town
19 or incorporated village located in whole or in part within the area of operation of a
20 housing authority ~~shall have the power from time to time to~~ may lend or donate
21 money to the authority ~~or to agree to take such action~~. The housing authority, when
22 it has money available ~~therefor~~ to pay back loans made under this subsection, shall
23 make reimbursements for all ~~such~~ loans made to it.

24 (3) PROJECT SUBMITTED TO PLANNING COMMISSION. Before any housing project of
25 the character designated in s. ~~66.40~~ 66.1201 (9) (a) ~~be~~ is determined ~~upon~~ by the

1 authority, or any real estate acquired or agreed to be acquired for ~~such~~ the project or
 2 the construction of any of the buildings begins or any application made for federal
 3 loan or grant for ~~such~~ the project, the extent ~~thereof~~ of the project and the general
 4 features of the proposed layout indicating in a general way the proposed location of
 5 buildings and open spaces shall be submitted to the planning commission, if any, of
 6 the city or political subdivision in which the proposed project is located, for the advice
 7 of ~~such~~ the planning commission ~~upon~~ on the proposed location, extent, and general
 8 features of the layout.

9 (4) COOPERATION WITH CITIES, VILLAGES AND COUNTIES. For the purpose of
 10 cooperating with and assisting cities, villages and counties, a housing authority may
 11 exercise its powers in the ~~that~~ that territory within the boundaries of any city, village or
 12 county not included in the area in which ~~such~~ that housing authority is then
 13 authorized to function, or in any designated portion of ~~such~~ that territory, after the
 14 governing body of ~~such~~ the city, village or county, ~~as the case may be,~~ adopts a
 15 resolution declaring that there is a need for the authority to function in ~~such~~ the
 16 additional territory ~~or in such designated portion thereof~~. If a housing authority has
 17 previously been authorized to exercise its powers in ~~such~~ the additional territory or
 18 designated portion, ~~such~~ a resolution shall not be adopted unless ~~such~~ the housing
 19 authority finds that ultimate economy would ~~thereby~~ be promoted, and ~~such~~ the
 20 housing authority shall not initiate any housing project in ~~such~~ the additional
 21 territory or designated portion ~~after~~ before the adoption of ~~such~~ the resolution.

22 (6) CONTROLLING STATUTES. Insofar as ss. ~~66.40~~ 66.1201 to 66.404 66.1211 are
 23 inconsistent with any other law, the provisions of ss. ~~66.40~~ 66.1201 to 66.404 shall
 24 be controlling 66.1211 control.

↓
M.E.

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P. 281/22

1 (7) SUPPLEMENTAL NATURE OF STATUTE. The powers conferred by ss. 66.40
2 ~~66.1201 to 66.404~~ shall be 66.1211 are in addition and supplemental to the powers
3 conferred by any other law. *Relocate to p. 287, following line 21 ✓*

NOTE: Amends sub. (4) to clarify that if a housing authority finds that a new resolution is necessary to extend its jurisdiction, even though the extension was previously authorized, the housing authority may not begin a housing project in the area of extended jurisdiction until the adoption of the new resolution.

4 SECTION 382. 66.405 (title) of the statutes is renumbered 66.1301 (title).

5 SECTION 383. 66.405 (1), (2), (2m) and (3) (intro.) and (a) of the statutes are
6 renumbered 66.1301 (1), (2), (2m) and (3) (intro.) and (a) and amended to read:

7 66.1301 (1) SHORT TITLE. Sections ~~66.405 66.1301~~ to ~~66.425~~ shall be known and
8 66.1329 may be cited and referred to as the "Urban Redevelopment Law".

9 (2) FINDING AND DECLARATION OF NECESSITY. It is declared that in the cities of the
10 state substandard and insanitary areas exist which have resulted from inadequate
11 planning, excessive land coverage, lack of proper light, air and open space, defective
12 design and arrangement of buildings, lack of proper sanitary facilities, and the
13 existence of buildings, which, by reason of age, obsolescence, inadequate or
14 outmoded design, or physical deterioration have become economic or social
15 liabilities, or both; ~~that such.~~ These conditions are prevalent in areas where
16 substandard, insanitary, outworn or outmoded industrial, commercial or residential
17 buildings prevail; ~~that such.~~ These conditions impair the economic value of large
18 areas, infecting them with economic blight, and ~~that such~~ these areas are
19 characterized by depreciated values, impaired investments, and reduced capacity to
20 pay taxes; ~~that such.~~ These conditions are chiefly in areas which are so subdivided
21 into small parcels in divided ownerships and frequently with defective titles, that
22 their assembly for purposes of clearance, replanning, rehabilitation and
23 reconstruction is difficult and costly; ~~that the.~~ The existence of such these conditions

1 and the failure to clear, replan, rehabilitate or reconstruct these areas results in a
2 loss of population by the areas and further deterioration, accompanied by added costs
3 to the communities for creation of new public facilities and services elsewhere; ~~that~~
4 ~~it.~~ It is difficult and uneconomic for individual owners independently to undertake
5 to remedy such these conditions; that it. It is desirable to encourage owners of
6 property or holders of claims thereon on property in such these areas to join together
7 and with outsiders in corporate groups for the purpose of the clearance, replanning,
8 rehabilitation and reconstruction of such these areas by joint action; that it. It is
9 necessary to create, with proper safeguards, inducements and opportunities for the
10 employment of private investment and equity capital in the clearance, replanning,
11 rehabilitation and reconstruction of such these areas; that such. These conditions
12 require the employment of such capital on an investment rather than a speculative
13 basis, allowing however, the widest latitude in the amortization of any indebtedness
14 created thereby; that such. These conditions further require the acquisition at fair
15 prices of adequate areas, the gradual clearance of such the areas through demolition
16 of existing obsolete, inadequate, unsafe and insanitary buildings and the
17 redevelopment of such the areas under proper supervision with appropriate
18 planning, land use and construction policies; that the. The clearance, replanning,
19 rehabilitation and reconstruction of such these areas on a large scale basis are
20 necessary for the public welfare; that the. The clearance, replanning, reconstruction
21 and rehabilitation of such these areas are public uses and purposes for which private
22 property may be acquired; that such substandard. Substandard and insanitary
23 areas constitute a menace to the health, safety, morals, welfare and reasonable
24 comfort of the citizens of the state; that such. These conditions require the aid of
25 redevelopment corporations for the purpose of attaining the ends herein recited; that

1 ~~the in this subsection. The protection and promotion of the health, safety, morals,~~
2 ~~welfare and reasonable comfort of the citizens of the state are matters of public~~
3 ~~concern; and the necessity. Sections 66.1301 to 66.1329 are in the public interest for~~
4 ~~the provisions hereinafter enacted is hereby declared as a matter of legislative~~
5 ~~determination.~~

6 (2m) DISCRIMINATION. Persons otherwise entitled to any right, benefit, facility
7 or privilege under ss. ~~66.405 66.1301 to 66.425 66.1329~~ shall not, ~~with reference~~
8 ~~thereto,~~ be denied them in any manner for any purpose nor be discriminated against
9 because of sex, race, color, creed, sexual orientation or national origin.

10 (3) DEFINITIONS. (intro.) ~~The following terms, as used in In ss. 66.405 66.1301~~
11 ~~to 66.425, shall 66.1329,~~ unless a different intent clearly appears from the context,
12 ~~be construed as follows:~~

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

24 SECTION 384. 66.405 (3) (c) of the statutes is repealed.

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

1 **SECTION 385.** 66.405 (3) (d) to (s) of the statutes are renumbered 66.1301 (3)
2 (d) to (s) and amended to read:

3 66.1301 (3) (d) "Development" ~~shall mean~~ means a specific work, repair or
4 improvement to put into effect a development plan and ~~shall include~~ includes the real
5 property, buildings and improvements owned, constructed, managed or operated by
6 a redevelopment corporation.

7 (e) "Development area" ~~shall mean~~ means that portion of an area to which a
8 development plan is applicable.

9 (f) "Development cost" ~~shall mean~~ means the amount determined by the
10 planning commission to be the actual cost of the development, or of the part thereof
11 of the development for which ~~such~~ the determination is made, ~~and shall include,~~
12 "Development cost" includes, among other costs, all of the following:

13 1. The reasonable costs of planning the development, including preliminary
14 studies and surveys, neighborhood planning, ~~and~~ architectural and engineering
15 services, and legal and incorporation expense, ~~the.~~

16 2. The actual cost, if any, of alleviating hardship to families occupying dwelling
17 accommodations in the development area where ~~such~~ hardship results from the
18 execution of the development plan, ~~the.~~

19 3. The reasonable costs of financing the development, including carrying
20 charges during construction, ~~working.~~

21 4. Working capital in an amount not exceeding ~~5 per cent~~ 5% of development
22 cost, ~~the.~~

1 5. The actual cost of the real property included in the development, the actual
2 cost of demolition of existing structures, the actual cost and of utilities, landscaping
3 and roadways, the.

4 6. The amount of special assessments subsequently paid, the.

5 7. The actual cost of construction, equipment and furnishing of buildings and
6 improvements, including architectural, engineering and builder's fees, the.

7 8. The actual cost of reconstruction, rehabilitation, remodeling or initial repair
8 of existing buildings and improvements, reasonable.

9 9. Reasonable management costs until the development is ready for use, and
10 the.

11 10. The actual cost of improving that portion of the development area which is
12 to remain as open space, together with such additions to development cost as shall
13 that equal the actual cost of additions to or changes in the development in accordance
14 with the original development plan or after approved changes in or amendments
15 thereto to the development plan.

16 (g) "Development plan" ~~shall mean~~ means a plan for the redevelopment of all
17 or any part of an area, and ~~shall include~~ includes any amendments thereto that are
18 approved in accordance with the requirements of s. ~~66.407~~ 66.1305 (1).

19 (h) "Local governing body" ~~shall mean the board of alderpersons,~~ means a
20 common council, council, commission or other board or body vested by the charter of
21 the a city or other law with jurisdiction to adopt or enact ordinances or local laws.

22 (n) "Mortgage" ~~shall mean~~ means a mortgage, trust indenture, deed of trust,
23 building and loan contract or other instrument creating a lien on real property, and
24 the indebtedness secured by each of them.

1 (o) "Neighborhood unit" ~~shall mean~~ means a primarily residential district
2 having the facilities necessary for well-rounded family living, such as schools, parks,
3 playgrounds, parking areas and local shopping districts.

4 (p) "Planning commission" ~~shall mean~~ means the official bureau, board,
5 commission or agency of ~~the a city established under the general city law or under~~
6 ~~a general or special charter and that is~~ authorized to prepare, adopt ~~and~~ amend or
7 modify a master plan for the development of the city.

8 (q) "Real property" ~~shall include~~ includes lands, buildings, improvements, land
9 under water, waterfront property, and any ~~and all~~ easements, franchises and
10 hereditaments, corporeal or incorporeal, and every estate, interest, privilege,
11 easement, franchise and right therein, ~~or appurtenant thereto in or appurtenant to~~
12 the real property, legal or equitable, including rights-of-way, terms for years and
13 liens, charges, or encumbrances by mortgage, judgment or otherwise.

14 (r) "Redevelopment" ~~shall mean~~ means the clearance, replanning,
15 reconstruction or rehabilitation of an area or part thereof of an area, and the
16 provision of ~~such~~ industrial, commercial, residential or public structures or spaces
17 as may be appropriate, including recreational and other facilities incidental or
18 appurtenant ~~thereto to the structures or spaces~~.

19 (s) "Redevelopment corporation" ~~shall mean~~ means a corporation carrying out
20 a redevelopment plan under ss. ~~66.405 66.1301 to 66.425 66.1329~~.

21 **SECTION 386.** 66.406 (title) of the statutes is renumbered 66.1303 (title).

22 **SECTION 387.** 66.406 (1), (2) and (3) (intro.) and (a) to (g) of the statutes are
23 renumbered 66.1303 (1), (2) and (3) (intro.) and (a) to (g) and amended to read:

1 66.1303 (1) A development plan shall contain ~~such the~~ information as ~~that~~ the
2 planning 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~~ that are considered relevant by the
4 ~~proposer thereof~~ applicant, including suggestions for the clearance, replanning,
5 reconstruction or rehabilitation of one or more areas which may be larger than the
6 development area but which include it, and any other provisions for the
7 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

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

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

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

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

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

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

7 **SECTION 388.** 66.406 (3) (h) of the statutes is renumbered 66.1303 (3m) and
8 amended to read:

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

18 **SECTION 389.** 66.406 (4) (intro.), (a) and (b) of the statutes are renumbered
19 66.1303 (4) (intro.), (a) and (b), and 66.1303 (4) (intro.), as renumbered, is amended
20 to read:

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

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

4 SECTION 390. 66.406 (4) (c) of the statutes is renumbered 66.1303 (4m) and
5 amended to read:

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

11 SECTION 391. 66.406 (5) to (8) of the statutes are renumbered 66.1303 (5) to (8)
12 and amended to read:

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

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

1 be allowed for the accomplishment of the purposes of ss. ~~66.405~~ 66.1301 to ~~66.425~~.
2 ~~Such~~ 66.1329. The standards may contain provisions more restrictive than those
3 imposed by applicable planning, zoning, sanitary and building laws, ordinances and
4 regulations.

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

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

18 SECTION 392. 66.407 of the statutes is renumbered 66.1305, and 66.1305 (1)
19 (intro.) and (a) to (h), as renumbered, are amended to read:

20 66.1305 (1) (intro.) No redevelopment corporation ~~shall~~ may do any of the
21 following:

22 (a) Undertake any clearance, reconstruction, improvement, alteration or
23 construction in connection with any development until the approvals required by s.
24 ~~66.406~~ 66.1303 have been made.

1 (b) ~~Change, alter, amend, add to or depart from~~ Amend the development plan
2 until the planning commission and the local governing body have approved that
3 portion of ~~such change, alteration, amendment, addition or departure~~ the
4 amendment relevant to the determination required to be made by it as set forth in
5 s. ~~66.406; 66.1303.~~

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

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

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

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

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

24 (h) Dissolve without obtaining the approval of the local governing body, which
25 may be given upon ~~such conditions as said body may deem~~ deemed necessary or

1 appropriate to the protection of the interest of the city in the proceeds of the sale of
2 the real property as to any property or work turned into the development by the city.
3 ~~Such~~ The approval is to shall be indorsed on the certificate of dissolution and ~~such~~
4 the certificate is may not to be filed in the office of the secretary of state in the absence
5 of ~~such~~ the indorsement;

6 **SECTION 393.** 66.408 (title) of the statutes is renumbered 66.1307 (title).

7 **SECTION 394.** 66.408 (1), (2), (3) and (4) of the statutes are renumbered 66.1307
8 (1), (2) (a), (3) and (4) and amended to read:

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

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

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

1 (b) A redevelopment corporation may, ~~at any time~~, whether prior or subsequent
 2 to the undertaking of any contract or expense, apply to the planning commission for
 3 a ruling as to whether any particular item and amount of cost ~~therein~~ may be
 4 included in development cost when finally determined by the planning commission,
 5 ~~and the amount thereof~~. The planning commission shall, within a reasonable time
 6 after ~~such the~~ application, render a ruling ~~thereon~~, and ~~in the event that it shall be~~
 7 if it is ruled that any item of cost may be included in development cost, the amount
 8 thereof ~~as so determined~~ of the cost shall be ~~so~~ included in development cost when
 9 finally determined.

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

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

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

20 SECTION 395. 66.41 (title) of the statutes is repealed.

21 SECTION 396. 66.41 of the statutes is renumbered 66.1307 (2) (b) and amended
 22 to read:

23 66.1307 (2) (b) ~~No~~ A redevelopment corporation shall may pay ~~any~~ interest on
 24 its income debentures or dividends on its stock during any dividend year, unless

than once every
6 months

1 ~~there shall exist, at the time of any such an intended payment, no a default exists~~
2 under any amortization requirements with respect to its indebtedness.

3 **SECTION 397.** 66.411 of the statutes, ~~as affected by 1997 Wisconsin Act 187,~~ is
4 renumbered 66.1329 and amended to read:

5 **66.1329 Urban redevelopment; enforcement of duties.** ~~Whenever~~ If a
6 redevelopment corporation ~~shall not have fails to~~ substantially ~~complied~~ comply
7 with the development plan within the time limits for the completion of each stage
8 thereof ~~as therein stated,~~ reasonable delays caused by unforeseen difficulties
9 excepted, or shall do, ~~permit to be done or fail or omit to do anything contrary to or~~
10 ~~required of it, as the case may be, by ss. 66.405 to 66.425, or shall be about so to do,~~
11 ~~permit to be done or fail or omit to have done, as the case may be then any such fact,~~
12 violates or is about to violate ss. 66.1301 to 66.1329, the failure to comply or actual
13 or possible violation may be certified by the planning commission to the city attorney
14 of the city, ~~who.~~ The city attorney may thereupon commence a proceeding in the
15 circuit court of the county in which the city is in whole or in part situated in the name
16 of the city for the purpose of ~~having such action, failure or omission, or threatened~~
17 ~~action, failure or omission, established by order of the court or stopped, prevented or~~
18 ~~otherwise rectified by mandamus, injunction or otherwise.~~ Such proceeding shall be
19 commenced by a petition to the circuit court ~~alleging the violation complained of and~~
20 ~~praying for appropriate relief.~~ It shall thereupon be the duty of the court to specify
21 ~~the time, not exceeding 45 days after service of a copy of the petition, within which~~
22 ~~the redevelopment corporation complained of must answer the petition seeking~~
23 appropriate relief. The court, shall, immediately after a default in answering or after
24 answer, ~~as the case may be,~~ inquire into the facts and circumstances in such the
25 manner as that the court shall ~~direct~~ directs without other or formal proceedings. and

1 without respect to any technical requirements. ~~Such other persons or corporations~~
2 ~~as it shall seem to the~~ The court may join as parties any other persons it deems
3 necessary or proper ~~to join as parties~~ in order to make its order or judgment effective
4 ~~may be joined as parties.~~ The final judgment or order in ~~any such~~ the action or
5 proceeding shall dismiss the action or proceeding or ~~establish the failure complained~~
6 ~~of or direct that a mandamus order, or an injunction, or both, issue, or grant such~~
7 ~~other relief as the court may deem appropriate~~ relief.

8 **SECTION 398.** 66.412 of the statutes is renumbered 66.1309 (intro.) and
9 amended to read:

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

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

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

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

7 **SECTION 399.** 66.413 of the statutes is renumbered 66.1311 and amended to
8 read:

9 **66.1311 Urban redevelopment; acquisition of land.** (1) A redevelopment
10 corporation may ~~whether before or after the development plan has been approved,~~
11 acquire real property or secure options in its own name or in the name of nominees
12 to acquire real property, by gift, grant, lease, purchase or otherwise.

13 (2) A city may, upon request by ~~the~~ a redevelopment corporation, acquire, or
14 obligate itself to acquire, for ~~such the~~ redevelopment corporation ~~any~~ real property
15 included in ~~such a~~ certificate of approval of condemnation, by gift, grant, lease,
16 purchase, condemnation, or otherwise, according to the provisions of any
17 ~~appropriate general, special or local~~ law applicable to the acquisition of real property
18 by the city. Real property acquired by a city for a redevelopment corporation shall
19 be conveyed by ~~such the~~ city to the redevelopment corporation upon payment to the
20 city of all sums expended or required to be expended by the city in the acquisition of
21 ~~such the~~ real property, or leased by ~~such the~~ city to ~~such the~~ redevelopment
22 corporation, ~~all~~ upon ~~such~~ terms as ~~may be~~ agreed upon between the city and the
23 redevelopment corporation to carry out the purposes of ss. 66.405 66.1301 to 66.425
24 66.1329.

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

4 **SECTION 400.** 66.414 of the statutes is renumbered 66.1313 and amended to
5 read:

6 **66.1313 Urban redevelopment; condemnation for.** (1) Condemnation
7 proceedings for a redevelopment corporation shall be initiated by a petition to the
8 city to institute proceedings to acquire for the redevelopment corporation any real
9 property in the development area. ~~Such~~ The petition shall be granted or rejected by
10 the local governing body, and the resolution or resolutions granting ~~such~~ the petition
11 shall ~~contain a requirement~~ require that the redevelopment corporation shall pay to
12 the city all sums expended or required to be expended by the city in the acquisition
13 of ~~such~~ the real property, or for any real property to be conveyed to the corporation
14 by the city in connection with the plan, and the time of payment and manner of
15 securing payment thereof, and may require that the city shall receive, before
16 proceeding with the acquisition of ~~such~~ the real property, ~~such~~ assurances as to
17 payment or reimbursement by the redevelopment corporation, or otherwise, as the
18 city may ~~deem~~ deems advisable. Upon the passage of a resolution ~~or resolutions~~ by
19 the local governing body granting the petition, the redevelopment corporation shall
20 ~~cause to be made~~ make 3 copies of surveys or maps of the real property described in
21 the petition, one of which shall be filed in the office of the redevelopment corporation,
22 one in the office of the city attorney of the city, and one in the office in which
23 instruments affecting real property in the county are recorded. The filing of ~~such~~
24 copies of surveys or maps shall ~~constitute the~~ constitutes acceptance by the
25 redevelopment corporation of the terms and conditions contained in ~~such~~ the

1 resolution ~~or resolutions~~. The city may conduct ~~any~~ condemnation proceedings
2 either under ch. 32 or ~~at its option~~, under other laws applicable to ~~such~~ the city. When
3 title to ~~the~~ real property ~~shall have vested~~ vests in the city, it shall convey or lease
4 the ~~same~~ real property, with any other real property to be conveyed or leased to the
5 redevelopment corporation by the city in connection with ~~said~~ the redevelopment
6 plan, to the redevelopment corporation upon payment by the redevelopment
7 corporation of the sums and the giving of the security required by the resolution
8 granting the petition.

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

12 (a) For the purpose of ss. ~~66.405~~ 66.1301 to ~~66.425~~ 66.1329, the award of
13 compensation ~~shall~~ may not be increased by reason of any increase in the value of
14 the real property caused by the assembly, clearance or reconstruction, or proposed
15 assembly, clearance or reconstruction for the purposes of ss. ~~66.405~~ 66.1301 to ~~66.425~~
16 66.1329, of the real property in the development area. No allowance ~~shall~~ may be
17 made for improvements begun on real property after notice to the owner of ~~such~~ the
18 property of the institution of the proceedings to condemn ~~such~~ the property.

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

1 such ~~the~~ department, it ~~shall constitute~~ constitutes prima facie evidence of the
2 existence of the condition specified in ~~such the~~ order.

3 (c) If ~~any of the~~ real property in the development area which is to be acquired
4 by condemnation has, ~~prior to such~~ before acquisition, been devoted to another public
5 use, it may ~~nevertheless~~ be acquired provided that no real property belonging to the
6 city or to any other governmental body, or agency or instrumentality ~~thereof of the~~
7 city or other governmental body, corporate or otherwise, may be acquired without its
8 consent. No real property belonging to a public utility corporation may be acquired
9 without the approval of the public service commission or other officer or tribunal
10 having regulatory power over ~~such the~~ corporation.

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

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

21 **SECTION 401.** 66.415 of the statutes is renumbered 66.1315 and amended to
22 read:

23 **66.1315 Urban redevelopment; continued use of land by prior owner.**

24 (1) When title to real property has vested in a redevelopment corporation or city by
25 ~~gift, grant, devise, purchase or in condemnation proceedings or otherwise~~, the

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

20 (2) ~~In the event that~~ If a city has acquired real property for a redevelopment
21 corporation, the city shall, in transferring title to the redevelopment corporation,
22 deduct from the consideration or other moneys which the redevelopment corporation
23 has become obligated to pay to the city for ~~such~~ this purpose, and credit the
24 redevelopment corporation with, the amounts received by the city as payment for
25 temporary occupation and use of the real property by a former owner, tenant, or other

1 person, ~~as in this section provided~~, less the cost and expense incurred by the city for
2 the maintenance and operation of ~~such~~ the real property.

3 SECTION 402. 66.416 (title) of the statutes is renumbered 66.1317 (title).

4 SECTION 403. 66.416 (1) to (4) of the statutes are renumbered 66.1317 (1) to (4),
5 and 66.1317 (1), (2) (a) (intro.), 4. and 5. and (b), (3) and (4), as renumbered, are
6 amended to read:

7 66.1317 (1) ~~Any~~ A redevelopment corporation may borrow funds and secure the
8 repayment ~~thereof~~ of the funds by mortgage. Every ~~such~~ mortgage shall contain
9 reasonable amortization provisions and ~~shall~~ may be a lien upon no other real
10 property except that forming the whole or a part of a single development area.

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

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

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

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

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

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

15 **SECTION 404.** 66.417 (title) of the statutes is renumbered 66.1319 (title).

16 **SECTION 405.** 66.417 (1) to (6) of the statutes are renumbered 66.1319 (1) to (6),
17 and 66.1319 (1), (2), (3), (5) and (6), as renumbered, are amended to read:

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

24 (2) Notwithstanding the provisions of any ~~general, special or local~~ law or
25 ordinance, a sale or lease authorized under sub. (1) may be made without appraisal,

1 public notice or public bidding for a price or rental amount and upon terms agreed
2 upon between the city and the redevelopment corporation to carry out the purposes
3 of ss. ~~66.405 66.1301 to 66.425. In the case of a lease, the 66.1329.~~ The term of the
4 lease shall ~~may~~ not exceed 60 years with a right of renewal upon the same terms.

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

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

14 (6) A redevelopment corporation purchasing or leasing real property from a
15 city shall ~~may~~ not, without the written approval of the city, use ~~such the~~ real property
16 for any purpose except in connection with its development. The deed shall contain
17 a condition that the redevelopment corporation will devote the real property ~~granted~~
18 only for the purposes of its development subject to the restrictions of ss. ~~66.405~~
19 ~~66.1301 to 66.425 66.1329~~, for breach of which the city ~~shall have the right to~~ may
20 reenter and repossess itself of the real property.

21 **SECTION 406.** 66.418 of the statutes is renumbered 66.1321 and amended to
22 read:

23 **66.1321 Urban redevelopment; city lease to, terms.** If real property of a
24 city be is leased to a redevelopment corporation:

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

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

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

16 (4) The lease may reserve ^{any} such easements or other rights in connection with
17 the real property ~~as may be~~ ^{that} ~~are~~ considered necessary or desirable for the future
18 planning and development of the city and the extension of public facilities ~~therein~~
19 in the city, including the construction of subways and conduits and the widening and
20 changing of grade of streets. The lease may contain ^{any} such other provisions for the
21 protection of the parties ^{that} ~~as~~ are not inconsistent with the provisions of ss. 66.405
22 66.1301 to 66.425 66.1329.

23 SECTION 407. 66.419 (title) of the statutes is renumbered 66.1323 (title) and
24 amended to read:

25 **66.1323 (title) Urban redevelopment; aids by city and appropriations.**

1 **SECTION 408.** 66.419 of the statutes is renumbered 66.1323 (1) and amended
2 to read:

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

11 **SECTION 409.** 66.42 of the statutes is renumbered 66.1325, and 66.1325 (intro.)
12 and (1), as renumbered, are amended to read:

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

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

21 **SECTION 410.** 66.421 (title) of the statutes is repealed.

22 **SECTION 411.** 66.421 of the statutes is renumbered 66.1323 (2) and amended
23 to read:

1 66.1323 (2) ~~The A city is authorized to~~ may appropriate moneys for the purpose
2 of making plans and surveys to carry out ~~such~~ redevelopment, and for any purpose
3 required to carry out the intention of ss. ~~66.405 66.1301 to 66.425 66.1329.~~

4 **SECTION 412.** 66.422 (title) of the statutes is renumbered 66.1327 (title) and
5 amended to read:

6 **66.1327 (title) Urban redevelopment; construction of statute; conflict**
7 **of laws; supplemental powers.**

8 **SECTION 413.** 66.422 of the statutes is renumbered 66.1327 (1) and amended
9 to read:

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

15 **SECTION 414.** 66.424 (title) of the statutes is repealed.

16 **SECTION 415.** 66.424 of the statutes is renumbered 66.1327 (2) and amended
17 to read:

18 66.1327 (2) ~~Insofar as~~ If ss. ~~66.405 66.1301 to 66.425 66.1329~~ are inconsistent
19 with any other law, the provisions of these sections ~~shall be~~ are controlling.

20 **SECTION 416.** 66.425 (title) of the statutes is repealed.

21 **SECTION 417.** 66.425 of the statutes is renumbered 66.1327 (3) and amended
22 to read:

23 66.1327 (3) The powers conferred by ss. ~~66.405 66.1301 to 66.425~~ shall be
24 66.1329 are in addition and supplemental to the powers conferred by any other law.

25 **SECTION 418.** 66.43 (title) of the statutes is renumbered 66.1331 (title).

1 **SECTION 419.** 66.43 (1), (2), (2m) and (3) (intro.) and (a) of the statutes are
2 renumbered 66.1331 (1), (2), (2m) and (3) (intro.) and (a), and 66.1331 (2), (2m) and
3 (3) (intro.) and (a), as renumbered, are amended to read:

4 66.1331 (2) FINDINGS AND DECLARATION OF NECESSITY. It is hereby found and
5 declared that there have existed and continue to exist in cities within the state,
6 substandard, insanitary, deteriorated, slum and blighted areas which constitute a
7 serious and growing menace, injurious and inimical to the public health, safety,
8 morals and welfare of the residents of the state; ~~that the~~ The existence of such these
9 areas contributes substantially and increasingly to the spread of disease and crime
10 (necessitating excessive and disproportionate expenditures of public funds for the
11 preservation of the public health and safety, for crime prevention, correction,
12 prosecution, punishment, and the treatment of juvenile delinquency and for the
13 maintenance of adequate police, fire and accident protection, and other public
14 services and facilities), constitutes an economic and social liability, substantially
15 impairs or arrests the sound growth of cities, and retards the provision of housing
16 accommodations; ~~that this~~ This menace is beyond remedy and control solely by
17 regulatory process in the exercise of the police power and cannot be dealt with
18 effectively by the ordinary operations of private enterprise without the aids herein
19 provided; ~~that the~~ in this section. The acquisition of property for the purpose of
20 eliminating substandard, insanitary, deteriorated, slum or blighted conditions
21 ~~thereon~~ or preventing recurrence of ~~such these~~ conditions in the area, the removal
22 of structures and improvement of sites, the disposition of the property for
23 redevelopment incidental to ~~the foregoing these activities~~, and any assistance which
24 may be given by cities or any other public bodies ~~in connection therewith~~, are public
25 uses and purposes for which public money may be expended and the power of

1 eminent domain exercised; and that the The necessity in the public interest for the
2 provisions ~~herein enacted of this section~~ is hereby declared as a matter of legislative
3 determination. ~~Nothing herein contained shall be deemed to contravene, repeal or~~
4 ~~rescind the finding and declaration of necessity heretofore set forth in s. 66.43 (2)~~
5 ~~prior to the recreation thereof on July 10, 1953.~~

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

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

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

22 SECTION 420. 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.

1 **SECTION 421.** 66.43 (3) (c) to (L) of the statutes are renumbered 66.1331 (3) (c)
2 to (L), and 66.1331 (3) (d), (h) and (k), as renumbered, are amended to read:

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

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

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

21 **SECTION 422.** 66.43 (3) (m) and (n) and (4) to (15) of the statutes are renumbered
22 66.1331 (3) (m) and (n) and (4) to (15), and 66.1331 (3) (m), (4) (a) and (c), (5), (6) (a)
23 (intro.) and (b) to (g) and (7) to (15), as renumbered, are amended to read:

24 66.1331 (3) (m) “Redevelopment project” means any work or undertaking to
25 acquire blighted areas or portions ~~thereof~~ of blighted areas, and lands, structures,

1 or improvements, the acquisition of which is necessary or incidental to the proper
2 clearance or redevelopment of ~~such the~~ areas or to the prevention of the spread or
3 recurrence of slum conditions or conditions of blight in ~~such the~~ areas; to clear ~~any~~
4 ~~such~~ blighted areas by demolition or removal of existing buildings, structures,
5 streets, utilities, or other improvements ~~thereon and;~~ to install, construct, or
6 reconstruct streets, utilities, and site improvements essential to the preparation of
7 sites for uses in accordance with a redevelopment plan; or to sell, lease or otherwise
8 make available land in ~~such~~ blighted areas for residential, recreational, commercial,
9 industrial or other use or for public use, or to retain ~~such the~~ land for public use, in
10 accordance with a redevelopment plan. ~~The term "redevelopment~~ "Redevelopment
11 project" ~~may also include~~ includes the preparation of a redevelopment plan, the
12 planning, surveying, and other work incident to a redevelopment project, and the
13 preparation of all plans and arrangements for carrying out a redevelopment project.
14 ~~"Redevelopment plan" means a plan for the acquisition, clearance, reconstruction,~~
15 ~~rehabilitation or future use of a redevelopment project area.~~

NOTE: A separate definition of "redevelopment plan" is created in SECTION 285.

16 (4) (a) ~~Every A city is granted, in addition to its other powers, may exercise all~~
17 ~~powers necessary or convenient to carry out and effectuate the purposes and~~
18 ~~provisions of this section, including the following powers in addition to others herein~~
19 ~~granted all of the following:~~

- 20 1. ~~To prepare or cause to be prepared~~ Prepare redevelopment plans and to
21 undertake and carry out redevelopment projects within its corporate limits.
- 22 2. ~~To enter~~ Enter into any contracts determined by the local legislative body to
23 be necessary to effectuate the purposes of this section.

1 3. Within its boundaries, ~~to~~ acquire by purchase, eminent domain or otherwise,
2 any real or personal property or any interest ~~therein~~ in that property, together with
3 any improvements ~~thereon~~, necessary or incidental to a redevelopment project; ~~to~~
4 hold, improve, clear or prepare for redevelopment any such property; ~~to~~ sell, lease,
5 subdivide, retain for its own use, mortgage, or otherwise encumber or dispose of any
6 such property or any interest ~~therein~~; ~~to~~ in that property; enter into contracts with
7 redevelopers of property containing covenants, restrictions, and conditions
8 regarding the use of such the property in accordance with a redevelopment plan and
9 ~~such~~ other covenants, restrictions and conditions as ~~it may deem~~ that it deems
10 necessary to prevent a recurrence of blighted areas or to effectuate the purposes of
11 this section; ~~to~~ and make any ~~of such~~ covenants, restrictions, conditions or covenants
12 running with the land; and ~~to~~ provide appropriate remedies for any their breach
13 thereof.

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

19 (c) Notwithstanding any other provision of law, the local legislative body may
20 designate, by ordinance or resolution, any local housing authority existing under ss.
21 ~~66.40~~ 66.1201 to ~~66.404~~ 66.1211, any local redevelopment authority existing under
22 s. ~~66.431~~ 66.1333, or both jointly, or any local community development authority
23 existing under s. ~~66.4325~~ 66.1335, as the agent of the city to perform any act, except
24 the development of the general plan of the city, which may otherwise be performed
25 by the planning commission under this section.

1 (5) GENERAL AND PROJECT AREA REDEVELOPMENT PLANS. (a) The planning
2 commission ~~is hereby directed to~~ shall make and, ~~from time to time,~~ develop a
3 comprehensive or general plan of the city, including the appropriate maps, charts,
4 tables and descriptive, interpretive and analytical matter, ~~which.~~ The plan is
5 ~~intended to~~ shall serve as a general framework or guide of development within which
6 the various area and redevelopment projects under this section may be more
7 precisely planned and calculated, ~~and which comprehensive or general.~~ The plan
8 shall include at least a land use plan which designates the proposed general
9 distribution and general locations and extents of the uses of the land for housing,
10 business, industry, recreation, education, public buildings, public reservations and
11 other general categories of public and private uses of the land.

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

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

19 2. Adoption by the planning commission and approval by the local legislative
20 body of the redevelopment plan of the project area. ~~Such~~ The redevelopment plan
21 shall conform to the general plan of the city and shall be sufficiently complete to
22 indicate its relationship to definite local objectives as to appropriate land uses,
23 improved traffic, public transportation, public utilities, recreational and community
24 facilities, and other public improvements in the project area, ~~and.~~ The plan shall
25 include, ~~without being limited to,~~ a statement of the boundaries of the project area;

1 a map showing existing uses and conditions of real property ~~therein in the area~~; a
2 land use plan showing proposed uses of the area; information showing the standards
3 of population density, land coverage, and building intensity in the area after
4 redevelopment; a statement of proposed changes, if any, in zoning ordinances or
5 maps and building codes and ordinances; a statement as to the kind and number of
6 site improvements and additional public utilities which will be required to support
7 the new land uses in the area after redevelopment; and a statement of a feasible
8 method proposed for the relocation of families to be displaced from the project area.

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

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

23 (d) After a project area redevelopment plan of a project area ~~shall have~~ has been
24 adopted by the planning commission and approved by the local legislative body, the
25 planning commission may ~~at any time~~ certify ~~said the~~ plan to the local legislative

1 body, ~~whereupon said.~~ The local legislative body shall ~~proceed to~~ exercise the powers
2 granted to it in this section for the acquisition and assembly of the real property of
3 the area. Following ~~such~~ certification, no new construction ~~shall~~ may be authorized
4 by any agencies, boards or commissions of the city, in ~~such~~ the area, unless as
5 authorized by the local legislative body, including substantial remodeling or
6 conversion or rebuilding, enlargement or extension of major structural
7 improvements on existing buildings, but not including ordinary maintenance or
8 remodeling or changes necessary to continue the occupancy.

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

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

23 (c) The terms of ~~such a~~ lease or sale under this subsection shall be fixed by the
24 planning commission and approved by the local legislative body ~~and the.~~ The
25 instrument of lease may provide for renewals upon reappraisals and with rentals

1 and other provisions adjusted to ~~such~~ the reappraisals. Every ~~such~~ lease or sale shall
2 provide that the lessee or purchaser shall carry out ~~or cause to be carried out~~ the
3 approved project area redevelopment plan or approved modifications ~~thereof~~ and
4 that no use ~~shall~~ may be made of any land or real property included in the lease or
5 sale nor any building or structure erected ~~thereon~~ which does not conform to ~~such~~ the
6 approved plan or approved modifications ~~thereof~~. In the instrument ~~or instruments~~
7 of lease or sale, the planning commission, with the approval of the local legislative
8 body, may include ~~such~~ other terms, conditions and provisions as in its judgment will
9 provide reasonable assurance of the priority of the obligations of the lease or sale and
10 of conformance to the plan over any other obligations of the lessee or purchaser and
11 also assurance of the financial and legal ability of the lessee or purchaser to carry out
12 and conform to the plan and the terms and conditions of the lease or sale; ~~also, such~~
13 and may include terms, conditions and specifications concerning buildings,
14 improvements, subleases or tenancy, maintenance and management and any other
15 matters as the planning commission, with the approval of the local legislative body,
16 may impose or approve, including provisions whereby the obligations to carry out
17 and conform to the project area plan shall run with the land. ~~In the event that~~ If
18 maximum rentals to be charged to tenants of housing ~~be~~ are specified, provision may
19 be made for periodic reconsideration of ~~such~~ rental bases.

20 (d) Until the planning commission certifies, with the approval of the local
21 legislative body, that all building constructions and other physical improvements
22 specified to be done and made by the purchaser of the area have been completed, the
23 purchaser ~~shall have no power to~~ may not convey all or part of the area, ~~or any part~~
24 ~~thereof~~, without the consent of the planning commission and the local legislative
25 body, and no ~~such~~ consent ~~shall~~ may be given unless the grantee of the purchaser is

1 obligated, by written instrument, to the city to carry out that portion of the
2 redevelopment plan which falls within the boundaries of the conveyed property ~~and~~
3 ~~also that the~~. The grantee, and the heirs, representatives, successors and assigns of
4 the grantee ~~shall have no right or power to~~, may not convey, lease or let the conveyed
5 property or any part thereof ~~of the property~~, or erect or use any building or structure
6 erected ~~thereon~~ on the property free from obligation and requirement to conform to
7 the approved project area redevelopment plan or approved modifications thereof.

8 (f) The planning commission may, with the approval of the local legislative
9 body, ~~cause to have demolished any~~ demolish an existing structure or clear the area
10 of any part thereof ~~of the structure~~, or may specify the demolition and clearance to
11 be performed by a lessee or purchaser and the time schedule for ~~same~~ the work. The
12 planning commission, with the approval of the local legislative body, shall specify the
13 time schedule and conditions for the construction of buildings and other
14 improvements.

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

23 (7) HOUSING FOR DISPLACED FAMILIES. ~~In connection with every redevelopment~~
24 ~~plan the~~ The housing authority shall formulate a feasible method for the temporary
25 relocation of persons living in areas that are designated for clearance and

1 redevelopment. ~~In addition the~~ The housing authority and the local legislative body
2 will ~~shall~~ assure that decent, safe and sanitary dwellings substantially equal in
3 number to the number of substandard dwellings to be removed in carrying out the
4 redevelopment are available, or will be provided, at rents or prices within the
5 financial reach of the income groups displaced.

6 (8) USE-VALUE APPRAISALS. After the city ~~shall have~~ has assembled and acquired
7 the real property of the project area, it shall, as an aid ~~to it~~ in determining the rentals
8 and other terms upon which it will lease or the price at which it will sell all or part
9 of the area or parts thereof, place a use value upon each piece or tract of land within
10 the area which, in accordance with the plan, is to be used for private uses or for
11 low-rent housing, ~~such use~~. The use value to ~~shall~~ be based on the planned use; and,
12 for the purposes of this use valuation, ~~it the city shall cause~~ provide a use valuation
13 appraisal ~~to be made~~ prepared by the local commissioner of assessments or assessor;
14 ~~but nothing~~. Nothing contained in this section ~~shall~~ may be construed as requiring
15 the city to base its rentals or selling prices upon ~~such~~ the appraisal.

16 (9) PROTECTION OF REDEVELOPMENT PLAN. (a) ~~Previous to the~~ Before execution
17 and delivery by the city of a lease or conveyance to a redevelopment company, or
18 ~~previous to the~~ before consent by the city to an assignment or conveyance by a lessee
19 or purchaser to a redevelopment company, the articles or certificate of incorporation
20 or association or charter or other basic instrument of ~~such~~ the company shall contain
21 provisions ~~so~~ defining, limiting and regulating the exercise of the powers of the
22 company so that neither the company nor its stockholders, its officers, its directors,
23 its members, its beneficiaries, its bondholders or other creditors or other persons
24 ~~shall have any power to~~ may amend ~~or to effect the amendment of~~ the terms and
25 conditions of the lease or the terms and conditions of the sale without the consent of

1 the planning commission, together with the approval of the local legislative body, or,
2 in relation to the project area development plan, without the approval of any
3 proposed modification in accordance with sub. (10); ~~and no.~~ No action of
4 stockholders, officers, directors, bondholders, creditors, members, partners or other
5 persons, nor any reorganization, dissolution, receivership, consolidation, foreclosure
6 or any other change in the status or obligation of any redevelopment company,
7 partnership, limited liability company or individual in any litigation or proceeding
8 in any federal or other court ~~shall~~ may effect any release or any impairment or
9 modification of the lease or terms of sale or of the project area redevelopment plan
10 unless such consent or approval ~~be~~ is obtained.

11 (b) ~~Redevelopment corporations~~ A redevelopment corporation may be
12 organized under the general corporation law of the state ~~and shall have the power~~
13 to be a redevelopment company under this section, ~~and to;~~ may acquire and hold real
14 property for the purposes set forth in this section; ~~and to~~ may exercise all other
15 powers granted to redevelopment companies in this section, ~~subject to the provisions,~~
16 ~~limitations and obligations herein set forth.~~

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

1 (10) MODIFICATION OF DEVELOPMENT PLANS. An approved project area
2 redevelopment plan may be modified at any time ~~or times~~ after the lease or sale of
3 all or part of the area or part thereof ~~provided that~~ if the modification ~~be~~ is consented
4 to by the lessee or purchaser, and ~~that~~ if the proposed modification ~~be~~ is adopted by
5 the planning commission and ~~then~~ submitted to the local legislative body and
6 approved by it. Before approval, the local legislative body shall hold a public hearing
7 on the proposed modification, notice of the time and place of which shall be given by
8 mail sent at least 10 days prior to the hearing to the then owners of the real properties
9 in the project area and of the real properties immediately adjoining or across the
10 street from the project area. The local legislative body may refer back to the planning
11 commission any project area redevelopment plan, project area boundaries or
12 modification submitted to it, together with its recommendation for changes in ~~such~~
13 the plan, boundaries or modification and, if ~~such~~ recommended changes ~~be~~ are
14 adopted by the planning commission and ~~in turn~~ formally approved by the local
15 legislative body, the plan, boundaries or modification as thus changed ~~shall be and~~
16 ~~become~~ becomes the approved plan, boundaries or modification.

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

24 (12) FINANCIAL ASSISTANCE. The city may accept grants or other financial
25 assistance from the federal, state and county governments or from other sources to

1 carry out the purposes of this section, and may do all things necessary to comply with
2 the conditions attached to such ~~the~~ grants or loans.

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

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

16 (14) LIMITED OBLIGATIONS. For the purpose of carrying out or administering a
17 redevelopment plan or other functions authorized under this section, ~~any a~~ city may
18 issue municipal obligations payable solely from and secured by a pledge of and lien
19 upon any or all of the income, proceeds, revenues, funds and property of the city
20 derived from or held by it in connection with redevelopment projects, including the
21 proceeds of grants, loans, advances or contributions from any public or private
22 source. Municipal obligations issued under this subsection may be registered under
23 s. 67.09 but shall otherwise be in ~~such a~~ form, mature at ~~such time or times,~~ bear
24 interest at ~~such rate or rates,~~ be issued and sold in ~~such a~~ manner, and contain ~~such~~
25 terms, covenants, and conditions as that the local legislative body of the city shall,

1 by resolution, ~~determine~~ determines. The municipal obligations shall be fully
2 negotiable, shall not require a referendum, and ~~shall are~~ not be subject to the
3 provisions of any other law or charter relating to the issuance or sale of municipal
4 obligations. Obligations under this section sold to the United States government
5 need not be sold at public sale. In this subsection, "municipal obligation" has the
6 meaning specified in s. 67.01 (6).

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

11 SECTION 423. 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.

12 SECTION 424. 66.43 (17) of the statutes is renumbered 66.1331 (16).

13 SECTION 425. 66.431 (title) of the statutes is renumbered 66.1333 (title).

14 SECTION 426. 66.431 (1), (2) and (2m) (intro.) and (a) to (e) of the statutes are
15 renumbered 66.1333 (1), (2) and (2m) (intro.) and (a) to (e), and 66.1333 (2) and (2m)
16 (intro.) and (d) (intro.) and 1. to 5., as renumbered, are amended to read:

17 66.1333 (2) FINDINGS. In addition to the findings and declarations made in ss.
18 ~~66.43 66.1331 (2) and 66.435, which findings and declarations are in all respects~~
19 ~~affirmed, restated and incorporated herein 66.1337,~~ it is further found and declared
20 that the existence of substandard, deteriorated, slum and blighted areas and
21 blighted properties is a matter of statewide concern; ~~that it.~~ It is the policy of this
22 state to protect and promote the health, safety, morals and general welfare of the
23 people of the state in which ~~such~~ these areas and blighted properties exist by the

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

1 (2m) DEFINITIONS. (intro.) ~~As used or referred to in~~ In this section, unless the
2 context clearly indicates otherwise:

3 (d) (intro.) “Blight elimination, slum clearance and urban renewal project”,
4 “redevelopment and urban renewal project”, “redevelopment or urban renewal
5 project”, “redevelopment project”, “urban renewal project” and “project” mean
6 undertakings and activities in a project area for the elimination and for the
7 prevention of the development or spread of slums and blight, and may involve
8 clearance and redevelopment in a project area, or rehabilitation or conservation in
9 a project area, or any combination or part ~~thereof~~ of the undertakings and activities
10 in accordance with a “redevelopment plan”, “urban renewal plan”, “redevelopment
11 or urban renewal plan”, “project area plan” or “redevelopment and urban renewal
12 plan”, either one of which means the redevelopment plan of the project area prepared
13 and approved as provided in sub. (6). ~~Such~~ These undertakings and activities ~~may~~
14 include all of the following:

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

(5m)

1

SECTION 427. 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.

~~was affected by 1979 Wisconsin Act 9~~

Split

2

SECTION 428. 66.431 (2m) (g) to (t) and (3) to (17) of the statutes are renumbered

3

66.1333 (2m) (g) to (t) and (3) to (5m), and 66.1333 (2m) (j), (3) (a) 1. and 4. and (b) to

4

(g) (5) (a), (b) 4. and (c) 1r. and 2., (6) (a) to (e) (9) (a) 1. a. and d. and (b) to (1) and

5

~~now to 17~~ as renumbered, are amended to read:

6

66.1333 (2m) (j) "Real property" includes all lands, together with

7

improvements and fixtures thereon, and property of any nature appurtenant thereto

8

to the lands, or used in connection therewith with the lands, and every estate,

9

interest, right and use, legal or equitable, ~~therein~~ in the lands, including terms for

10

years and liens by way of judgment, mortgage or otherwise.

11

(3) (a) 1. It is found and declared that a redevelopment authority, functioning

12

within a city in which there exists ~~substandard, deteriorating, deteriorated,~~

13

~~unsanitary slum~~ and blighted areas, constitutes a more effective and efficient means

14

for preventing and eliminating ~~slums and~~ blighted areas in the city and preventing

15

the recurrence thereof of blighted areas. Therefore, there is created in every such city

16

with a blighted area a redevelopment authority, to be known as the "redevelopment

17

authority of the city of". An authority is created for the purpose of carrying out

18

blight elimination, slum clearance, and urban renewal programs and projects as set

19

forth in this section, together with all powers necessary or incidental to effect

20

adequate and comprehensive blight elimination, slum clearance and urban renewal

21

programs and projects.

22

4. The powers of the authority shall be pro vested in the commissioners.

1 (b) The commissioners who are first appointed shall be designated by the
2 appointing power to serve for the following terms: 2 for one year, 2 for 2 years, 1 one
3 for 3 years, 1 one for 4 years, and 1 one for 5 years, from the date of their appointment.
4 ~~Thereafter~~ After the first appointments, the term of office ~~shall be for~~ is 5 years. A
5 commissioner ~~shall hold~~ holds office until a successor ~~has been~~ is appointed and
6 qualified. ~~Removals with respect to commissioners~~ Removal of the authority shall
7 ~~be a commissioner is~~ governed by s. ~~66.40~~ 66.1201. Vacancies and new appointments
8 ~~shall be~~ are filled in the ~~same~~ manner as provided in par. (a).

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

16 (d) Following the adoption of ~~such a~~ resolution, ~~such~~ under par. (a), a city ~~shall~~
17 ~~thereafter be~~ is precluded from exercising the powers provided in s. ~~66.43~~ 66.1331
18 (4), and the authority ~~has exclusive power to~~ may proceed to carry on the blight
19 elimination, slum clearance and urban renewal projects in ~~such~~ the city, except that
20 ~~such~~ the city is not precluded from applying, accepting and contracting for federal
21 grants, advances and loans under the housing and community development act of
22 1974 (P.L. 93-383).

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

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

5 (f) ~~In carrying out this section, the~~ An authority is ~~deemed~~ an independent,
6 separate and distinct public body and a body corporate and politic, exercising public
7 powers determined to be necessary by the state to protect and promote the health,
8 safety and morals of its residents, and ~~is authorized to~~ may take title to real and
9 personal property in its own name; ~~and such.~~ The authority ~~shall~~ may proceed with
10 the acquisition of property by eminent domain under ch. 32, or any other law relating
11 specifically to eminent domain procedures of redevelopment authorities.

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

21 (5) (a) ~~Every~~ An authority is ~~granted, in addition to any other powers,~~ may
22 exercise all powers necessary or incidental to carry out and effectuate the purposes
23 of this section, including the power to do all of the following powers:

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

4 2. ~~To enter~~ Enter into any contracts determined by the authority to be
5 necessary to effectuate the purposes of this section. All contracts, other than those
6 for personal or professional services, in excess of \$25,000 ~~shall be~~ are subject to bid
7 and ~~shall be~~ awarded to the lowest qualified and competent bidder. The authority
8 may reject any bid required under this paragraph. The authority shall advertise for
9 bids by a class 2 notice, under ch. 985, published in the city in which the project is
10 to be developed. If the estimated cost of a contract, other than a contract for personal
11 or professional services, is between \$3,000 and \$25,000, the authority shall give a
12 class 2 notice, under ch. 985, of the proposed work before the contract is entered into.

13 3. Within the boundaries of the city ~~to~~, acquire by purchase, lease, eminent
14 domain, or otherwise, any real or personal property or any interest ~~therein~~ in the
15 property, together with any improvements ~~thereon~~ on the property, necessary or
16 incidental to a redevelopment or urban renewal project; ~~to~~ hold, improve, clear or
17 prepare for redevelopment or urban renewal any ~~such of the~~ property; ~~to~~ sell, lease,
18 subdivide, retain or make available the property for the city's use; ~~to~~ mortgage or
19 otherwise encumber or dispose of any ~~such of the~~ property or any interest ~~therein~~;
20 ~~to~~ in the property; enter into contracts with redevelopers of property containing
21 covenants, restrictions and conditions regarding the use of ~~such~~ the property in
22 accordance with a redevelopment or urban renewal plan, and ~~such~~ other covenants,
23 restrictions and conditions ~~as~~ that the authority ~~deems~~ considers necessary to
24 prevent a recurrence of blighted areas or to effectuate the purposes of this section;
25 ~~to~~ make any ~~of such covenants~~, restrictions, conditions or covenants running with

1 the land and to provide appropriate remedies for ~~any~~ their breach thereof; to arrange
2 or contract for the furnishing of services, privileges, works or facilities for, or in
3 connection with a project; to temporarily operate and maintain real property
4 acquired by it in a project area for or in connection with a project pending the
5 disposition of the property for such uses and purposes as that may be deemed
6 desirable even though not in conformity with the redevelopment plan for the area;
7 within the boundaries of the city to enter into any building or property in any project
8 area in order to make inspections, surveys, appraisals, soundings or test borings, and
9 to obtain ~~an~~ ^{a court} order for this purpose from ~~a~~ an appropriate circuit court of competent
10 jurisdiction in the event if entry is denied or resisted; to own and hold property and
11 to insure or provide for the insurance of any real or personal property or any of its
12 operations against any risks or hazards, including ~~the power to pay~~ paying
13 premiums on any such insurance; to invest any project funds held in reserves or
14 sinking funds or ~~any such~~ the funds not required for immediate disbursement in
15 property or securities in which savings banks may legally invest funds subject to
16 their control; to redeem its bonds issued under this section at the redemption price
17 established ~~therein~~ in the bonds or to purchase ~~such~~ the bonds at less than
18 redemption price, all ~~such~~ bonds so redeemed or purchased to be canceled; to develop,
19 test and report methods and techniques, and carry out demonstrations and other
20 activities, for the prevention and elimination of slums and blight; and to disseminate
21 blight elimination, slum clearance and urban renewal information.

22 4. a. ~~To borrow~~ Borrow money and issue bonds; to execute notes, debentures
23 and other forms of indebtedness; ~~and to~~ apply for and accept advances, loans, grants,
24 contributions and any other form of financial assistance from the city in which it
25 functions, from the federal government, the state, county, or other public body, or

1 from any sources, public or private for the purposes of this section, and to give such
2 security as may be required and to enter into and carry out contracts or agreements
3 in connection ~~therewith~~ with the security; and to include in any contract for financial
4 assistance with the federal government for or with respect to blight elimination and
5 slum clearance and urban renewal such conditions imposed pursuant to federal laws
6 as the authority deems reasonable and appropriate and which are not inconsistent
7 with the purposes of this section.

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

11 c. ~~To issue~~ Issue bonds ~~in its discretion~~ to finance its activities under this
12 section, including the payment of principal and interest upon any advances for
13 surveys and plans, and ~~may~~ issue refunding bonds for the payment or retirement of
14 such bonds previously issued by it. ~~Such bonds~~ Bonds shall be made payable, as to
15 both principal and interest, solely from the income, proceeds, revenues, and funds
16 of the authority derived from or held in connection with its undertaking and carrying
17 out of projects or activities under this section; ~~provided that payment,~~ Payment of
18 such the bonds, both as to principal and interest, may be further secured by a pledge
19 of any loan, grant or contribution from the federal government or other source, in aid
20 of any projects or activities of the authority under this section, and by a mortgage of
21 ~~any such~~ all or a part of the projects or activities, ~~or any part thereof~~. Bonds issued
22 under this section ~~shall are~~ not constitute an indebtedness within the meaning of any
23 constitutional or statutory debt limitation or restriction of the state, city or of any
24 public body other than the authority issuing the bonds, and ~~shall are~~ not be subject
25 to any other law or charter relating to the authorization, issuance or sale of bonds.

1 Bonds issued under this section are declared to be issued for an essential public and
2 governmental purpose and, together with interest ~~thereon~~ and income ~~therefrom~~,
3 ~~shall be~~ are exempt from all taxes. Bonds issued under this section shall be
4 authorized by resolution of the authority ~~and~~, may be issued in one or more series
5 and shall bear ~~such a~~ date, be payable upon demand or mature at ~~such a~~ time, bear
6 interest at ~~such a~~ rate, be in ~~such a~~ denomination, be in ~~such a~~ form either with or
7 without coupon or registered, carry ~~such~~ conversion or registration privileges, have
8 ~~such~~ rank or priority, be payable in ~~such a~~ medium of payment, at ~~such a~~ place, and
9 be subject to ~~such~~ terms of redemption, with or without premium, be secured in ~~such~~
10 a manner, and have ~~such~~ other characteristics, as is provided by the resolution, trust
11 indenture or mortgage issued pursuant ~~thereto~~ to the transaction. Bonds issued
12 under this section shall be executed as provided in s. 67.08 (1) and may be registered
13 under s. 67.09. The bonds may be sold or exchanged at public sale or by private
14 negotiation with bond underwriters as the authority ~~may provide~~ provides. The
15 bonds may be sold or exchanged at ~~such any price or prices as~~ that the authority ~~shall~~
16 ~~determine~~ determines. If sold or exchanged at public sale, the sale shall be held after
17 a class 2 notice, under ch. 985, published ~~prior to such~~ before the sale in a newspaper
18 having general circulation in the city and in ~~such any~~ other medium of publication
19 as ~~that~~ the authority determines. ~~Such bonds~~ Bonds may be sold to the federal
20 government at private sale, without publication of any notice, at not less than par,
21 and, if less than all of the authorized principal amount of ~~such the~~ bonds is sold to
22 the federal government, the balance may be sold at private sale at not less than par
23 at an interest cost to the authority of that does not ~~to~~ exceed the interest cost to the
24 authority of the portion of the bonds sold to the federal government. Any provision
25 of ~~any~~ law to the contrary notwithstanding, any bonds issued pursuant to under this

1 section ~~shall be~~ are fully negotiable. In any suit, action or proceeding involving the
2 validity or enforceability of any bond issued under this section or the security
3 ~~therefor for any bond~~, any ~~such~~ bond reciting in substance that it has been issued by
4 the authority in connection with a project or activity under this section ~~shall be~~
5 ~~conclusively is~~ deemed to have been issued for ~~such that~~ purpose and ~~such the~~ project
6 or activity ~~shall be conclusively is~~ deemed to have been planned, located and carried
7 out in accordance with this section.

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

16 6. ~~The~~ Authorize the chairperson of the authority or the vice chairperson in the
17 absence of the chairperson, selected by vote of the commissioners, and the executive
18 director or the assistant director in the absence of the executive director ~~is authorized~~
19 to execute on behalf of the authority all contracts, notes and other forms of obligation
20 when authorized by at least 4 of the commissioners of the authority to do so.

21 7. ~~The authority is authorized to commence~~ Commence actions in its own name
22 ~~and~~. The authority shall be sued in the name of the authority. The authority shall
23 have an official seal.

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

1 9. ~~To exercise~~ Exercise any powers of a housing authority under s. ~~66.40~~
2 66.1201 if done in concert with a housing authority under a contract under s. ~~66.30~~
3 66.0301.

4 (b) 4. The authority may acquire by purchase real property within any area
5 designated for urban renewal or redevelopment purposes under this section ~~prior to~~
6 ~~before~~ the approval of either the redevelopment or urban renewal plans or ~~prior to~~
7 ~~before~~ any modification of the plan, ~~providing if~~ approval of ~~such~~ the acquisition is
8 granted by the local governing body. ~~In the event of the acquisition of such real~~
9 ~~property~~ If real property is acquired, the authority may demolish or remove
10 structures ~~so acquired~~ with the approval of the local governing body. ~~In the event~~
11 ~~that~~ If acquired real property ~~so acquired~~ is not made part of the urban renewal
12 project the authority shall bear any loss that may arise as a result of the acquisition,
13 demolition or removal of structures acquired under this section; ~~however, the local~~
14 ~~legislative body if it.~~ If the local legislative body has given its approval to the
15 acquisition of ~~such~~ real property that is not made a part of the urban renewal project,
16 it shall reimburse the authority for any loss sustained as provided for in this
17 subsection. Any real property acquired in a redevelopment or in an urban renewal
18 area ~~pursuant to~~ under this subsection may be disposed of ~~in accordance with the~~
19 ~~provisions of~~ under this section ~~providing if~~ the local governing body has approved
20 the acquisition of the property for the project.

21 (c) 1r. Condemnation proceedings for the acquisition of blighted property shall
22 be conducted under ch. 32 or under any other law relating specifically to eminent
23 domain procedures of authorities. The authority may hold, clear, construct, manage,
24 improve or dispose of the blighted property, for the purpose of eliminating its status
25 as blighted property. Notwithstanding sub. (9), the authority may dispose of the

1 blighted property in any manner. The authority may assist private acquisition,
2 improvement and development of blighted property for the purpose of eliminating
3 its status as blighted property, and for that purpose the authority ~~shall have~~ has all
4 of the duties, rights, powers and privileges given to the authority under this section,
5 as if it had acquired the blighted property.

6 2. ~~Prior to~~ Before acquiring blighted property under subd. 1. or 1g., the
7 authority shall hold a public hearing to determine if the property is blighted
8 property. Notice of ~~such~~ the hearing, describing the time, date, place and purpose
9 of the hearing and generally identifying the property involved, shall be given to each
10 owner of the property, at least 20 days ~~prior to~~ before the date set for the hearing, by
11 certified mail with return receipt requested. If the notice cannot be delivered by
12 certified mail with return receipt requested, or if the notice is returned undelivered,
13 notice may be given by posting the notice at least 10 days ~~prior to~~ before the date of
14 hearing on any structure located on the property which is the subject of the notice.
15 If the property which is the subject of the notice consists of vacant land, a notice may
16 be posted in some suitable and conspicuous place on that property. For the purpose
17 of ascertaining the name of the owner or owners of record of property which is subject
18 to a public hearing under this subdivision, the records of the register of deeds of the
19 county in which ~~such~~ the property is located, as of the date of the notice required
20 under this subdivision, ~~shall be deemed~~ are conclusive. An affidavit of mailing or
21 posting the notice which is filed as a part of the records of the authority ~~shall be~~
22 deemed is prima facie evidence of that notice. In the hearing under this subdivision,
23 all interested parties may express their views respecting on the authority's proposed
24 determination, but the hearing is only for informational purposes. Any technical
25 omission or error in the procedure specified under this subdivision does not

1 invalidate the designation or subsequent acquisition. If any owner of property
2 subject to the authority's determination that the property is blighted property objects
3 to that determination or to the authority's acquisition of that property, that owner
4 shall file a written statement of ~~his or her~~ and reasons for the objections ~~and the~~
5 ~~reasons for those objections~~ with the authority ~~prior to~~ before, at the time of, or
6 within 15 days after the public hearing under this subdivision. ~~Such~~ The statement
7 shall contain the mailing address of the person filing the statement and be signed
8 by or on behalf of that person. The filing of that statement ~~shall be~~ is a condition
9 precedent to the commencement of an action to contest the authority's actions under
10 this paragraph. → INS. 341-10

11 ^{166.1333} (6) (a) The authority may make ~~or cause to be made~~ and prepare ~~or cause to~~
12 ~~be prepared~~ a comprehensive plan of redevelopment and urban renewal which shall
13 be consistent with the general plan of the city, including the appropriate maps,
14 tables, charts and descriptive and analytical matter. ~~Such~~ The plan is intended to
15 serve as a general framework or guide of development within which the various area
16 and redevelopment and urban renewal projects may be more precisely planned and
17 calculated. The comprehensive plan shall include at least a land use plan which
18 designates the proposed general distribution and general locations and extents of the
19 uses of the land for housing, business, industry, recreation, education, public
20 buildings, public reservations and other general categories of public and private uses
21 of the land. The authority ~~is authorized to~~ may make or have made all other surveys
22 and plans necessary under this section, and ~~to~~ adopt or approve, modify and amend
23 such the plans.

1 (b) For the exercise of the powers granted and for the acquisition and
2 disposition of real property in a project area, the following steps and plans ~~shall be~~
3 requisite are required:

4 1. Designation by the authority of the boundaries of the proposed project area,
5 submission of ~~such~~ the boundaries to the local legislative body, and adoption of a
6 resolution by two-thirds of ~~such~~ the local legislative body declaring ~~such~~ the area to
7 be a blighted area in need of a blight elimination, slum clearance and urban renewal
8 project. ~~Thereafter~~ After these acts, the local legislative body may, by resolution by
9 two-thirds vote, prohibit for an initial period of not to exceed 6 months from
10 enactment of ~~such~~ the resolution any new construction in ~~such~~ the area except upon
11 resolution by the local legislative body that ~~such~~ the proposed new construction, on
12 ~~such~~ reasonable conditions ~~as may be fixed therein~~ stated in the resolution, will not
13 substantially prejudice the preparation or processing of a plan for the area and is
14 necessary to avoid substantial damage to the applicant. ~~Such~~ The order of
15 prohibition ~~shall be~~ is subject to successive renewals for like periods by like
16 resolutions, but no new construction contrary to any ~~such~~ resolution of prohibition
17 ~~shall~~ may be authorized by any agency, board or commission of the city in ~~such~~ the
18 area except as ~~herein~~ provided in this subdivision. No ~~such~~ prohibition of new
19 construction ~~shall~~ may be construed to forbid ordinary repair or maintenance, or
20 improvement necessary to continue occupancy under any regulatory order.

21 2. Approval by the authority and by two-thirds of the local legislative body of
22 the redevelopment plan of the project area which has been prepared by the authority.
23 ~~Such~~ The redevelopment plan shall conform to the general plan of the city and shall
24 be sufficiently complete to indicate its relationship to definite local objectives as to
25 appropriate land uses, improved traffic, public transportation, public utilities,

1 recreational and community facilities, and other public improvements in the project
2 area, and. The redevelopment plan shall include, ~~without being limited to,~~
3 statement of the boundaries of the project area; a map showing existing uses and
4 conditions of real property ~~therein~~; a land use plan showing proposed uses of the
5 area; information showing the standards of population density, land coverage and
6 building intensity in the area after redevelopment; present and potential equalized
7 value for property tax purposes; a statement of proposed changes, ~~if any,~~ in zoning
8 ordinances or maps and building codes and ordinances; a statement as to the kind
9 and number of site improvements and additional public utilities which will be
10 required to support the new land uses in the area after redevelopment; and a
11 statement of a feasible method proposed for the relocation of families to be displaced
12 from the project area.

13 3. Approval of a redevelopment plan of a project area by the authority, which
14 may be given only after a public hearing conducted by the authority and a finding
15 by the authority that ~~such the~~ plan is feasible and in conformity with the general plan
16 of the city. Notice of ~~such the~~ hearing, describing the time, date, place and purpose
17 of the hearing and generally identifying the project area, shall be published as a class
18 2 notice, under ch. 985, the last insertion to be at least 10 days ~~prior to~~ before the date
19 set for the hearing. ~~In addition thereto, at~~ At least 20 days ~~prior to~~ before the date
20 set for the hearing on the proposed redevelopment plan of the project area a notice
21 shall be transmitted by certified mail, with return receipt requested, to each owner
22 of real property of record within the boundaries of the redevelopment plan. If
23 transmission of ~~such the~~ notice by certified mail with return receipt requested cannot
24 be accomplished, or if the letter is returned undelivered, then notice may be given
25 by posting the ~~same~~ notice at least 10 days ~~prior to~~ before the date of hearing on any _____

1 structure located on the property; or, if ~~such~~ the property consists of vacant land, a
2 notice may be posted in some suitable and conspicuous place on ~~such~~ the land. ~~Such~~
3 The notice shall state the time and place at which the hearing will be held with
4 respect to the redevelopment plan and that the owner's property might be taken for
5 urban renewal. For the purpose of ascertaining the name of the owner of record of
6 the real property within ~~such~~ the project boundaries, the records, at the time of the
7 approval by the redevelopment authority of the project boundaries, of the register of
8 deeds of the county in which ~~such~~ the property is located ~~shall be deemed~~ are
9 conclusive. Failure to receive ~~such~~ the notice ~~shall does~~ not invalidate the plan. An
10 affidavit of mailing or posting of ~~such~~ the notice ~~or posting thereof~~ filed as a part of
11 the records of the authority ~~shall be deemed~~ is prima facie evidence of the giving of
12 ~~such~~ notice. All interested parties shall be afforded a full opportunity to express their
13 views respecting on the proposed plan at ~~such~~ the public hearing, but the hearing
14 shall only be for the purpose of assisting the authority in making its determination
15 and in submitting its report to the local legislative body. Any technical omission in
16 the procedure outlined ~~herein shall in this subdivision does~~ not be deemed to
17 invalidate the plan. Any owner of property included within the boundaries of the
18 redevelopment plan ~~and objecting who objects~~ to ~~such~~ the plan shall be required to
19 state the owner's objections and the reasons ~~therefor~~ for objecting, in writing, and
20 file the ~~same~~ document with the authority ~~either prior to before~~ the public hearing,
21 at the time of the public hearing, or within 15 days ~~thereafter, but not subsequently~~
22 ~~thereto after the hearing~~. The owner shall state his or her mailing address and sign
23 his or her name ~~thereto~~. The filing of ~~such~~ objections in writing ~~shall be~~ is a condition
24 precedent to the commencement of an action to contest the right of the
25 redevelopment authority to condemn the property under s. 32.06 (5).

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

6 (d) ~~At any time after such~~ After the redevelopment plan has been approved both
7 by the authority and the local legislative body, it may be amended by resolution
8 adopted by the authority, and ~~such the~~ the amendment shall be submitted to the local
9 legislative body for its approval by a two-thirds vote before ~~the same shall become~~
10 it becomes effective. It ~~shall is~~ not be required in connection with any amendment
11 to the redevelopment plan, unless the boundaries described in the plan are altered
12 to include other property, that the provisions in this subsection with respect to public
13 hearing and notice be followed.

14 (e) After a project area redevelopment plan of a project area has been adopted
15 by the authority, and the local legislative body has by a two-thirds vote approved the
16 redevelopment plan the authority may ~~at any time~~ certify ~~said the~~ the plan to the local
17 legislative body, ~~whereupon,~~ After certification, the authority shall ~~proceed to~~
18 exercise the powers granted to it for the acquisition and assembly of the real property
19 of the area. The local legislative body shall upon the certification of ~~such the~~ the plan
20 by the authority direct that no new construction ~~shall be permitted, and thereafter,~~
21 After this direction, no new construction ~~shall~~ may be authorized by any agencies,
22 boards or commissions of the city in ~~such the~~ the area unless as authorized by the local
23 legislative body, including substantial remodeling or conversion or rebuilding,
24 enlargement, or extension or major structural improvements on existing buildings,

1 but not including ordinary maintenance or remodeling or changes necessary to
2 continue the occupancy.

3 (9) (a) 1. a. Upon the acquisition of any ~~or all of the~~ real property in the project
4 area, the authority ~~has power to~~ may lease, sell or otherwise transfer to a
5 redevelopment company, association, corporation or public body, or to an individual,
6 limited liability company or partnership, all or any part of the real property,
7 including streets or parts thereof ~~of streets~~ to be closed or vacated in accordance with
8 the plan, for use in accordance with the redevelopment plan. No assembled lands of
9 the project area ~~shall~~ may be either sold or leased by the authority to a housing
10 authority created under s. ~~66.40~~ 66.1201 for the purpose of constructing public
11 housing projects upon ~~such the~~ land unless the sale or lease of the lands has been first
12 approved by the local legislative body by a vote of not less than four-fifths of the
13 members elected.

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

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

22 (c) The terms of ~~such a~~ lease or sale shall be fixed by the authority, and the
23 instrument of lease may provide for renewals upon reappraisals and with rentals
24 and other provisions adjusted to ~~such the~~ reappraisals. Every ~~such~~ lease or sale shall
25 provide that the lessee or purchaser ~~shall will~~ carry out ~~or cause to be carried out~~ the

1 approved project area redevelopment plan or approved modifications ~~thereof of the~~
2 redevelopment plan, and that the use of ~~such~~ land or real property included in the
3 lease or sale, and any building or structure ~~erected thereon~~, shall conform to ~~such the~~
4 approved plan or approved modifications ~~thereof of the plan~~. In the instrument of
5 lease or sale, the authority may include ~~such~~ other terms, provisions and conditions
6 ~~as in its judgment that~~ will provide reasonable assurance of the priority of the
7 obligations of the lease or sale ~~and~~, of conformance to the plan over any other
8 obligations of the lessee or purchaser, and ~~also assurance~~ of the financial and legal
9 ability of the lessee or purchaser to carry out and conform to the plan and the terms
10 and conditions of the lease or sale; ~~also, such~~. In the instrument of lease or sale, the
11 authority may include terms, conditions and specifications concerning buildings,
12 improvements, subleases or tenancy, maintenance and management, and any other
13 matters as ~~that~~ the authority may impose or approve imposes or approves, including
14 provisions ~~whereby~~ under which the obligations to carry out and conform to the
15 project area plan shall run with the land. If maximum rentals to be charged to
16 tenants are specified, provision may be made for periodic reconsideration of such
17 rental bases.

18 (d) Until the authority certifies that all building constructions and other
19 physical improvements specified by the purchaser have been completed, the
20 purchaser ~~shall have no power to~~ may not convey the all or part of an area, or any
21 part thereof, without the consent of the authority ~~and no such~~. No consent shall may
22 be given unless the grantee of the purchaser is obligated, by written instrument, to
23 the authority to carry out that portion of the redevelopment plan which falls within
24 the boundaries of the conveyed property and ~~also~~ unless the written instrument
25 specifies that the grantee and the heirs, representatives, successors and assigns of

1 the grantee, ~~shall have no right or power to~~ may not convey, lease or let all or part
2 of the conveyed property or any part thereof, or erect or use any building or structure
3 ~~erected thereon~~ on the conveyed property free from obligation and requirement to
4 conform to the approved project area redevelopment plan or approved modifications
5 ~~thereof~~ of the redevelopment plan.

6 (e) The authority may ~~cause to have demolished~~ demolish any existing
7 structure or clear ~~the~~ all or part of an area of any part thereof, or specify the
8 demolition and clearance to be performed by a lessee or purchaser and a time
9 schedule for the ~~same~~ demolition and clearance. The authority shall specify the time
10 schedule and conditions for the construction of buildings and other improvements.

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

19 (10) HOUSING FOR DISPLACED FAMILIES; RELOCATION PAYMENTS. ~~In connection with~~
20 ~~every redevelopment plan, the~~ An authority shall formulate a feasible method for the
21 temporary relocation of persons living in areas that are designated for clearance and
22 redevelopment. ~~In addition, the~~ The authority shall prepare a plan which shall be
23 ~~submitted for submittal~~ to the local legislative body for approval which shall assure
24 that decent, safe and sanitary dwellings substantially equal in number to the
25 number of substandard dwellings to be removed in carrying out the redevelopment

1 are available or will be provided at rents or prices within the financial reach of the
2 income groups displaced. The authority ~~is authorized to~~ may make relocation
3 payments to or with respect to persons (, including families, business concerns and
4 others), displaced by a project for moving expenses and losses of property for which
5 reimbursement or compensation is not otherwise made, including ~~the making of such~~
6 payments financed by the federal government.

7 (11) MODIFICATION OF REDEVELOPMENT PLAN. (a) An approved project area
8 redevelopment plan may be modified at any time after the lease or sale of all or part
9 of the area or part thereof provided that if the modification is consented to by the
10 lessee or purchaser, and ~~that~~ the proposed modification is adopted by the authority
11 and ~~then submitted to, and approved by,~~ the local legislative body ~~and approved by~~
12 it. Before approval, the authority shall hold a public hearing on the proposed
13 modification, and notice of the time and place of hearing shall be sent by mail at least
14 10 days ~~prior to~~ before the hearing to the owners of the real properties in the project
15 area and of the real properties immediately adjoining or across the street from the
16 project area. The local legislative body may refer back to the authority any project
17 area redevelopment plan, project area boundaries or modifications submitted to it,
18 together with recommendations for changes in ~~such~~ the plan, boundaries or
19 modification, and if ~~such~~ the recommended changes are adopted by the authority and
20 ~~in turn~~ approved by the local legislative body, the plan, boundaries or modifications
21 as ~~thus changed shall be~~ become the approved plan, boundaries or modification.

22 (b) Whenever the authority determines that a redevelopment plan with respect
23 to a project area that has been approved and recorded in the register of deed's office
24 is to be modified to permit land uses in the project area, other than those specified
25 in the redevelopment plan, the authority shall notify all purchasers of property

1 within the project area of the authority's intention to modify the redevelopment plan,
2 and it shall hold a public hearing ~~with respect to~~ on the modification. Notice shall
3 be given to the purchasers of the property by personal service at least 20 days ~~prior~~
4 ~~to~~ before the holding of the public hearing, or if the purchasers cannot be found notice
5 shall be given by registered mail to the purchasers at their last-known address.
6 Notice of the public hearing shall also be given by publication as a class 2 notice,
7 under ch. 985. The notice shall specify the project area and recite the proposed
8 modification and its purposes. The public hearing ~~shall be merely~~ is advisory to the
9 authority. ~~After~~ If the authority, following the public hearing, determines that the
10 modification of the redevelopment plan will not affect the original objectives of the
11 plan and that it will not produce conditions leading to a reoccurrence of slums or
12 blight within the project area, the authority may by resolution act to modify the plan
13 to permit additional land uses in the project area, subject to approval by the
14 legislative body by a two-thirds vote of the ~~members elect~~ members-elect. If the local
15 legislative body approves the modification to the redevelopment plan, an
16 amendment to the plan containing the modification shall be recorded with the
17 register of deeds of the county in which the project area is located and shall
18 supplement the redevelopment plan previously recorded. Following the action with
19 respect to modification of the redevelopment plan, the plan ~~shall be considered~~ is
20 amended and no legal rights ~~shall~~ accrue to any person or to any owner of property
21 in the project area by reason of the modification of the redevelopment plan.

22 (c) The provisions ~~herein~~ of this subsection shall be construed liberally to
23 effectuate the its purposes ~~hereof~~ and substantial compliance ~~shall be deemed~~ is
24 adequate. Technical omissions ~~shall do~~ not invalidate the procedure set forth ~~herein~~

1 in this subsection with respect to acquisition of real property necessary or incidental
2 to a redevelopment project.

3 (12) LIMITATION UPON TAX EXEMPTION. The real and personal property of the
4 authority is declared to be public property used for essential public and
5 governmental purposes, and ~~such the~~ property and an authority ~~shall be~~ are exempt
6 from all taxes of the state or any state public body; ~~but the.~~ The city in which a
7 redevelopment or urban renewal project is located may fix a sum to be paid annually
8 in lieu of ~~such~~ taxes by the authority for the services, improvements or facilities
9 furnished to the project by the city if the authority is financially able to do so, but ~~such~~
10 the sum shall may not exceed the amount which would be levied as the annual tax
11 of the city upon ~~such the~~ project. ~~However, no~~ No real property acquired under this
12 section by a private company, corporation, individual, limited liability company or
13 partnership, either by lease or purchase, ~~shall be is~~ exempt from taxation ~~by reason~~
14 because of such the acquisition.

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

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

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

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

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

22 **SECTION 429.** 66.432 of the statutes, ~~as affected by 1997 Wisconsin Act 230,~~ is
23 renumbered 66.1011, and 66.1011 (title), (1), (2) and (3), as renumbered, are
24 amended to read:

1 **66.1011 (title) Local equal opportunities for housing.** (1) DECLARATION
2 OF POLICY. The right of all persons to have equal opportunities for housing regardless
3 of their sex, race, color, physical condition, disability as defined in s. 106.04 (1m) (g),
4 sexual orientation as defined in s. 111.32 (13m), religion, national origin, marital
5 status, family status as defined in s. 106.04 (1m) (k), lawful source of income, age or
6 ancestry is a matter both of statewide concern under ss. 101.132 and 106.04 and also
7 of local interest under this section and s. ~~66.433~~ 66.0125. The enactment of ss.
8 101.132 and 106.04 by the legislature ~~shall~~ does not preempt the subject matter of
9 equal opportunities in housing from consideration by political subdivisions, and
10 ~~shall~~ does not exempt political subdivisions from their duty, nor deprive them of their
11 right, to enact ordinances which prohibit discrimination in any type of housing solely
12 on the basis of an individual being a member of a protected class.

13 (2) ANTIDISCRIMINATION HOUSING ORDINANCES. Political subdivisions may enact
14 ordinances prohibiting discrimination in housing within their respective boundaries
15 solely on the basis of an individual being a member of a protected class. ~~Such an~~ An
16 ordinance may be similar to ss. 101.132 and 106.04 (1) to (8) or may be more inclusive
17 in its terms or in respect to the different types of housing subject to its provisions,
18 ~~but any such,~~ An ordinance establishing a forfeiture as a penalty for violation ~~shall~~
19 may not be for an amount that is less than the statutory forfeitures under s. 106.04.
20 ~~Such an~~ An ordinance may permit a complainant, aggrieved person or respondent
21 to elect to remove the action to circuit court after a finding has been made that there
22 is reasonable cause to believe that a violation of the ordinance has occurred. ~~Such~~
23 ~~an~~ An ordinance may ~~also~~ authorize the political subdivision, at any time after a
24 complaint has been filed alleging an ordinance violation, to file a complaint in circuit

1 court seeking a temporary injunction or restraining order pending final disposition
2 of the complaint.

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

7 SECTION 430. 66.4325 of the statutes is renumbered 66.1335, and 66.1335 (1)
8 (intro.) and (a), (2) (intro.), (3), (4), (5) (intro.), (a), (b), (c), (e) and (f) and (5m) to (7),
9 as renumbered, are amended to read:

10 66.1335 (1) AUTHORIZATION. (intro.) ~~Any A~~ city may, by a two-thirds vote of the
11 members of the city council present at the meeting, adopt an ordinance or resolution
12 creating a housing and community development authority which shall be known as
13 the "Community Development Authority" of ~~such~~ the city. It ~~shall be deemed~~ is a
14 separate body politic for the purpose of carrying out blight elimination, slum
15 clearance, urban renewal programs and projects and housing projects. The
16 ordinance or resolution creating a housing and community development authority
17 may also authorize ~~such~~ the authority to act as the agent of the city in planning and
18 carrying out community development programs and activities approved by the
19 mayor and common council under the federal housing and community development
20 act of 1974 and as agent to perform all acts, except the development of the general
21 plan of the city, which may be otherwise performed by the planning commission
22 under ~~s. 66.405 s. 66.1105. 66.1301 to 66.425, 66.43, 66.435 or 66.46~~ 66.1329, 66.1331
23 or 66.1337. A certified copy of ~~such~~ the ordinance or resolution shall be transmitted
24 to the mayor. The ordinance or resolution shall also do all of the following:

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

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

9 (3) EVIDENCE OF AUTHORITY. The filing of a certified copy of the ordinance or
10 resolution referred to in sub. (1) with the city clerk ~~shall be~~ is prima facie evidence
11 of the community development authority's right to transact business and ~~such~~ the
12 ordinance or resolution is not subject to challenge because of any technicality. In ~~any~~
13 a suit, action or proceeding commenced against the community development
14 authority, a certified copy of ~~such~~ the ordinance or resolution is conclusive evidence
15 that ~~such~~ the community development authority is established and authorized to
16 transact business and exercise its powers under this section.

17 (4) POWERS AND DUTIES. The community development authority ~~shall have~~ has
18 all powers, duties and functions set out in ss. ~~66.40~~ 66.1201 and ~~66.431~~ 66.1333 for
19 housing and redevelopment authorities ~~and as,~~ As to all housing projects initiated
20 by the community development authority it shall proceed under s. ~~66.40~~ 66.1201, and
21 as to all projects relating to blight elimination, slum clearance, urban renewal and
22 redevelopment programs it shall proceed under ~~s. 66.405~~ ss. 66.1105, 66.1301 to
23 66.425, 66.43, 66.431, 66.435 or 66.46 66.1329, 66.1331, 66.1333 or 66.1337 as
24 determined appropriate by the common council on a project by project basis. As to
25 all community development programs and activities undertaken by the city under

1 the federal housing and community development act of 1974, the community
2 development authority shall proceed under all applicable laws and ordinances not
3 inconsistent with the laws of this state. In addition, if provided in the resolution or
4 ordinance, the community development authority may act as agent of the city to
5 perform all acts, except the development of the general plan of the city, which may
6 be otherwise performed by the planning commission under ~~s. 66.405~~ ss. 66.1105,
7 66.1301 to ~~66.425, 66.43, 66.435 or 66.46~~ 66.1329, 66.1331 or 66.1337.

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

12 (a) Any programs and projects which have been begun by housing and
13 redevelopment authorities shall, upon adoption of ~~such~~ the ordinance or resolution,
14 be transferred to and completed by the community development authority. Any
15 procedures, hearings, actions or approvals taken or initiated by the redevelopment
16 authority under ~~s. 66.431~~ 66.1333 on pending projects is are deemed to have been
17 taken or initiated by the community development authority as ~~though~~ if the
18 community development authority had originally undertaken ~~such~~ the procedures,
19 hearings, actions or approvals.

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

23 (c) Upon the adoption of ~~such~~ the ordinance or resolution, all contracts entered
24 into between the federal government and a housing or redevelopment authority, or
25 between ~~such~~ these authorities and other parties shall be assumed and discharged