VILLAGE OF WESTON, WISCONSIN

RESOLUTION NO. 2018-051

A RESOLUTION, approving the Redevelopment Plan for Redevelopment Area #3 for the Village of Weston, Marathon County, WI.

WHEREAS, the Community Development Authority of the Village of Weston (hereinafter "CDA") has studied the location, condition of structures, land uses, environmental influences, lot sizes, and economic conditions in connection with the preparation of a redevelopment plan for a geographic area generally along the County Road X/Camp Phillips Road corridor between Community Center Drive and Schofield Avenue (hereinafter "Initial Redevelopment Project Area #3" or "Initial Project Area"); and

WHEREAS, the Village Board has been previously apprised of the existing conditions in the Initial Project Area by the CDA and has heretofore accepted the submission to the Village Board of the designated boundaries of the Initial Project Area (by CDA Resolution No. 2018-CDA-007) and has also heretofore adopted by a two-thirds vote of the members-elect Resolution No. 2018-040, which approved the boundary of the Initial Project Area and declared it a blighted area in need of a blight elimination, slum clearance, and urban renewal project; and

WHEREAS, the CDA has caused a Redevelopment Plan to be prepared in accordance with the applicable requirements of Section 66.1333(6), Wis. Stats., for consideration by the Village Board, which plan is entitled "Village of Weston, Wisconsin, Redevelopment Area #3 Plan" (hereinafter "Redevelopment Plan"), attached hereto as Exhibit B; and

WHEREAS, the Redevelopment Plan has been duly approved by the CDA as evidenced by the copy of CDA Resolution No. 2018-CDA-009, attached hereto as Exhibit A, with said Redevelopment Plan including maps incorporating the reduction of the Initial Project Area in a manner consistent with law (hereinafter "Revised Project Area"); and

WHEREAS, in accordance with the applicable provisions of Sections 66.1333(6)(c) and 62.23(5), Wis. Stats., the Redevelopment

WHEREAS, in accordance with the applicable provisions of Sections 66.1333(6)(c) and 62.23(5), Wis. Stats., the Redevelopment Plan has also been submitted to and reviewed by the Village Plan Commission in relation to the location and extent of public works and utilities, public buildings and public uses in a comprehensive plan or a project area plan; and

WHEREAS, a copy of the Redevelopment Plan, as heretofore approved by the CDA and attached to this resolution as Exhibit B, has been carefully reviewed and considered by the Village Board.

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

1. That the Revised Project Area, as depicted and described within Exhibit B, is hereby approved, and that the Revised Project Area is a blighted area in need of blight elimination, slum clearance, and urban renewal in accordance with the requirements of Section 66.1333(6), Wis. Stats.

2. That, pursuant to Section 66.1333(6)(b)3, Wis. Stats., a duly noticed hearing was held by the CDA concerning the Redevelopment Plan and that all notice and other requirements of the above stated Statute were met.

3. That the Redevelopment Plan, attached hereto as Exhibit B, is hereby authorized and approved, with the Village Board finding that such Redevelopment Plan conforms to the comprehensive plan of the Village and is sufficiently complete to meet all requirements of Section 66.1333(6)(b)2, Wis. Stats.

PASSED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 19th day of the month of November, 2018.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: Barbara Ermeling
BARBARA ERMELING, President

ATTEST

By: Sherry Weinkauf
SHERRY WEINKAUF, Clerk

Ayes: 6

Nays: 0

EXHIBIT A: CDA Resolution No. 2018-CDA-009

EXHIBIT B: Redevelopment Area #3 Plan

Exhibit A

VILLAGE OF WESTON, WISCONSIN

RESOLUTION NO. 2018-CDA-009

A RESOLUTION, authorizing and approving the Redevelopment Plan for Redevelopment Area #3 within Tax Incremental District No. 1 (“TID #1”) for the Village of Weston, Marathon County, WI.

WHEREAS, the Community Development Authority of the Village of Weston (hereinafter “CDA”) has studied the location, condition of structures, land uses, environmental influences, lot sizes, and economic conditions in connection with the preparation of a redevelopment plan for a geographic area generally along the County Road X/Camp Phillips Road corridor between Community Center Drive and Schofield Avenue (hereinafter "Initial Redevelopment Project Area #3" or “Initial Project Area”); and

WHEREAS, pursuant to the recommendation of the CDA, the Village Board of the Village of Weston, having been apprised of the conditions in the Initial Project Area, determined, pursuant to Section 66.1333(6), Wis. Stats., by resolution adopted by a majority vote of not less than 2/3 of the members elect, that the boundaries of the Initial Project Area be adopted and that the Initial Project Area is blighted and in need of rehabilitation within the meaning of Section 66.1333,Wis. Stats; and

WHEREAS, the CDA caused a redevelopment plan for the Initial Project Area to be prepared, which redevelopment plan is entitled “Village of Weston, Wisconsin, Redevelopment Area #3 Plan” (hereinafter “Redevelopment Plan”); and

WHEREAS, in relation to the location and extent of public works and utilities, public buildings, and public uses in the Redevelopment Plan, the CDA has conferred with the Village Plan Commission and with such other public officials, boards, authorities, and agencies under whose administrative jurisdictions such uses fall; and

WHEREAS, the CDA has duly and properly scheduled and held a public hearing on the Redevelopment Plan following the giving of due notice to the owners of record of the real property in the Initial Project Area and the public generally in the manner required at Section 66.1333(6)(b)3, Wis. Stats., said public hearing being duly held on September 17, 2018, where all interested parties were given a full opportunity to express their opinion in regard to the proposed Redevelopment Plan; and

WHEREAS, the CDA, pursuant to Section 66.1333(6)(b)3, Wis. Stats., has considered all statements and objections made at such public hearing, prior to such hearing, and within fifteen (15) days thereafter; and

WHEREAS, after considering such statements and objections, the CDA has caused an amendment to the Redevelopment Plan, with such amendment excluding certain parcels in the Initial Project Area to form a "Revised Redevelopment Project Area #3" or "Revised Project Area," with such Redevelopment Plan and Revised Project Area as set forth and described in Exhibit A attached hereto; and

WHEREAS, the CDA has found that the Redevelopment Plan is feasible, conforms to the Village Comprehensive Plan, and is sufficiently complete to indicate its relationship to local objectives, including appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the Revised Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the Village of Weston, Wisconsin, as follows:

1. That the Village of Weston, Wisconsin Redevelopment Area #3 Plan, a copy of which is attached to this resolution as Exhibit A, having been duly reviewed and considered, is hereby found to be feasible and in conformity with the Comprehensive Plan of the Village of Weston and, accordingly, is hereby approved by the Community Development Authority.

2. That the Secretary of the Community Development Authority is hereby authorized and directed to submit a certified copy of this resolution to the Village Board of the Village of Weston and to request the Village Board to take appropriate action to approve the Redevelopment Plan.

PASSED BY THE CDA OF THE VILLAGE OF WESTON, at a special meeting thereof, this 29th day of the month of October, 2018.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: _____
Hooshang Zeyghami, Chair

ATTEST:

By: _____
Keith Donner, Executive Director of the CDA

Ayes: 4

Nays: 0

EXHIBIT A: Redevelopment Area #3 Plan

EXHIBIT A

Village of Weston, Wisconsin
Redevelopment Area #3 Plan

ADOPTED BY COMMUNITY DEVELOPMENT AUTHORITY: PENDING

ADOPTED BY VILLAGE BOARD: PENDING

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A. Introduction and Statutory Authority

The Village of Weston established Tax Incremental District No. 1 (TID #1) in 1998 primarily to facilitate the orderly development of the greater State Trunk Highway (STH) 29 corridor within the village for uses designed to grow Weston's economy. TID #1 generally follows STH 29 through the village, from Birch Street on the west to the eastern village limits on the east. As established in 1998 and amended in 2002, TID #1 included approximately 2,211 acres.

The village has targeted additional lands in and near the original TID #1 boundary for further economic development and redevelopment through a complete update to the *Village of Weston Comprehensive Plan*. These include the 2016 *Vision and Directions* volume (Volume 2) of the Comprehensive Plan, the 2016 *Broadband Technology Plan*, and the 2017 *County Road X Corridor Plan*. These plans suggest village support for further infrastructure investments, incentives, and other public actions to advance development and redevelopment along the County Road X corridor, in and near the 1998/2002 TID #1 boundary. This includes the area generally between Community Center Drive/Barbican Avenue and Schofield Avenue, advised for mixed use redevelopment, and the "southeast quadrant" of the STH 29/County Road X interchange, advised mainly for larger-scale commercial development. In 2018, the Village of Weston prepared an updated Project Plan in order to amend the TID #1 boundary and help implement new and updated village plans.

This Redevelopment Area #3 Plan has been prepared and adopted under the provisions of Wis. Stat. §66.1333. Through this Plan and related actions, the village created a new Redevelopment Area under Wis. Stat. §66.1333 to provide the statutory vehicle for the village to participate in redevelopment activities within ~~all~~ more of the amended TID #1 area. This document serves to fulfill the statutory requirements so that the village *may* advance the recommendations made in the 2017 amended Project Plan related to redevelopment in the County Road X corridor. This Redevelopment Area #3 Plan creates a statutory tool assisting the Weston Community Development Authority (CDA) to implement recommendations contained in this and other adopted village plans for the designated Redevelopment Area.

B. Redevelopment Area Legal Boundary

The proposed Redevelopment Area #3 encompasses approximately ~~97.8~~44.3 acres of real property (plus acreage within connecting public rights of way) along the County Road X corridor. The boundary of the Redevelopment Area is shown on Map 1. Maps 2A, 2B, and 2C identify all parcels within Redevelopment Area #3 by Marathon County parcel identification number. The legal description of Redevelopment Area #3 is as follows:

> A parcel of land located in the SW ¼ of the SW ¼, and NW ¼ of the SW ¼ all of Section 16; the SE ¼ of the SE ¼ and NE ¼ of the SE ¼ all of Section 17; the NE ¼ of the NE ¼ and the SE ¼ of the NE ¼ all of Section 20; the NW ¼ of the NW of Section 21, all of Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, bound by the following described line:
>
> Commencing at the north ¼ of said Section 20; thence south along the west line of the northeast ¼ to the southwest corner of the northwest ¼ of the Northeast ¼; thence easterly along the north line of the S ½ of said NE ¼ of Section 20 to East line of Marathon County

Certified Survey Map No. 405, recorded in Volume 2 of Certified Survey Maps on Page 155, which is the point of beginning; thence northerly along said east line of Marathon County Certified Survey Map No. 405 to the northwest corner of a parcel of land described in Document No. 1122279; thence easterly along said east line of Marathon County Certified Survey Map No. 405, north line of said parcel of land described in Document No. 1122279 and the north line of Lot 2 of Marathon County Certified Survey Map No. 6802, recorded in Volume 25 of Certified Survey Maps on Page 203, to the west right of way of Kathleen Street; thence northerly along said west right of way of Kathleen Street to the north right of way of East Monterey Avenue; thence easterly along said north right of way line of East Monterey Avenue to the west line of East View Lots Addition; thence northerly along said west line of East view Lots Addition to the south line of Lot 1 of Marathon County Certified Survey Map No. 14148, recorded in Volume 62 of Certified Survey Maps on Page 155; thence easterly along said south line of Lot 1 of Marathon County Certified Survey Map No. 14148 to the west line of Lot 3 of said Marathon County Certified Survey Map No. 14148; thence northerly along said west line of Lot 3 and Lot 2 of Marathon County Certified Survey Map No. 14148 to the north line of said Lot 2 of Marathon County Certified Survey Map No. 14148; thence easterly along said north line of Lot 2 of Marathon County Certified Survey Map No. 14148 to the east line of said Lot 1 of Marathon County Certified Survey Map No. 14148 and the west right of way of Winding Ridge Way; thence northerly along said west right of way of Winding Ridge Way to the southwest corner of Lot 3 of Indian Hills Addition; thence northerly along the west line of said Indian Hills Addition to the north right of way of Weston Pines Lane; thence easterly along said north right of way of Weston Pines Lane to the west right of way line of County Road "X" (Camp Phillips Road); thence northerly along said west right of way of County Road "X" (Camp Phillips Road) to an angle point in the west right of way; thence northwesterly along the west right of way of County Road "X" (Camp Phillips Road) to the south right of way of County Road "JJ" (Schofield Avenue); thence north to the north right of way of said County Road "JJ" (Schofield Avenue); thence easterly along the north right of way of County Road "JJ" (Schofield Avenue) to the said west right of way of County Road "X" (Camp Phillips Road); thence northerly along the west right of way of County Road "X" (Camp Phillips Road) to the westerly extension of the north line of a parcel of land described in Document No. 1473058; thence easterly along said north line and westerly extension thereof a parcel of land described in Document No. 1473058 to the northwest corner of a parcel of land described in Document No. 1569634; thence easterly along the north line of said parcel of land described in Document No. 1569634 to the west right of way of Zadra Street; thence southerly along said west right of way of Zadra Street to the North line of Parcel 1 of Marathon County Certified Survey Map No. 9044, recorded in Volume 36 on Page 47; thence easterly along said north line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to the east line of said Parcel 1 of Marathon County Certified Survey Map No. 9044; thence southerly along said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said northerly right of way of County Road "JJ" (Schofield Avenue); thence southerly along the southerly extension of said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said southerly right of way of County Road "JJ" (Schofield Avenue); thence easterly along the southerly right of way of County Road "JJ" (Schofield Avenue) to the easterly

line of Lot 1 of Marathon County Certified Survey Map No. 16797, recorded in Volume 78 on Page 146; thence southerly along said easterly line of said Lot 1 of Marathon County Certified Survey Map No. 16797 to the southerly line of said Lot 1 of Marathon County Certified Survey Map No. 16797; thence westerly along said southerly line of said Lot 1 of Marathon County Certified Survey Map No. 16797 to the easterly line of a parcel of land described in Document No. 1722441; thence southerly along said easterly line of a parcel of land described in Document No. 1722441 to the north line of Parcel 1 of Marathon County Certified Survey Map No. 3189, recorded in Volume 12 on Page 59; thence westerly along the north Line of said Parcel 1 of Marathon County Certified Survey Map No. 3189 to the westerly line of said Parcel 1 of Marathon County Certified Survey Map No. 3189; thence southerly along said westerly line of said Parcel 1 of Marathon County Certified Survey Map No. 3189 to the north right of way of East Jelinek Avenue; thence westerly along said north right of way of East Jelinek Avenue to the northerly extension of the west right of way Randy Jay Street; thence southerly along said northerly extension and west right of way of Randy Jay Street to the north right of way of Douglas Lane; thence easterly along said north right of way of Douglas Lane to the northerly extension of the east right of way line of Robin Street; thence southerly along the northerly extension and east right of way of Robin Street to the north right of way of East Everest Avenue; thence along the north right of way of East Everest Avenue to the west right of way of East Everest Avenue and the east line of Lot 5 of Shadow Ridge; thence north along said east line of Lot 5 of Shadow Ridge to the Point of Beginning.

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Village of Weston
Marathon County, WI

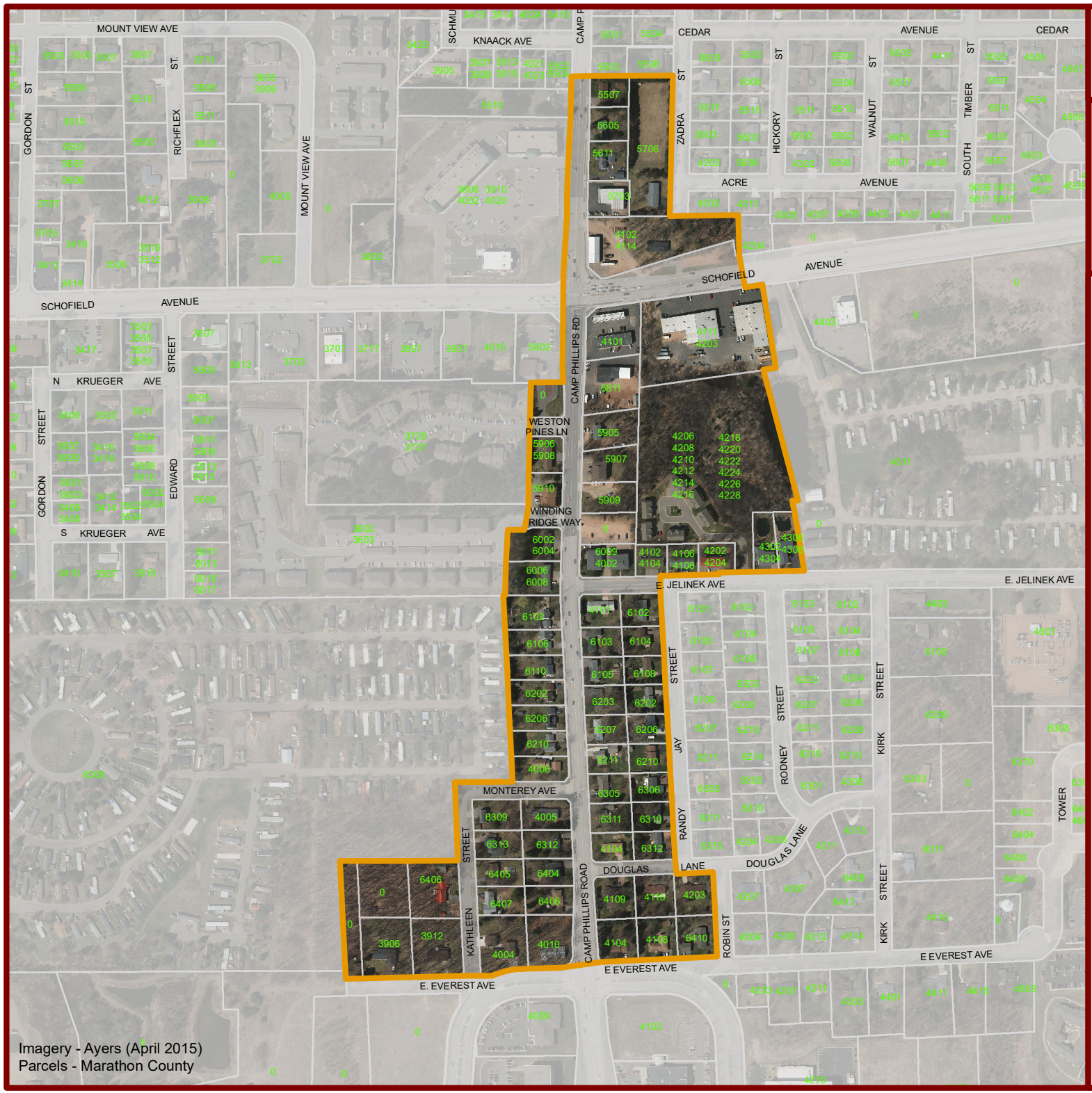
MAP 1 : REDEVELOPMENT AREA #3 BOUNDARY

Map Version 5

Map Creation Date:	10/24/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 150 300 600 Feet



Imagery - Ayers (April 2015)
Parcels - Marathon County

Legend

- Redevelopment Area #3 Boundary
- Right-of-Way
- Parcel Boundaries With Address Included

MAP DISCLAIMER:

This map is not a Certified Survey Map. The Parcel Boundaries are not accurate and are only a graphic representation of the actual surveyed property. This document does not replace a Certified Survey Map and will not stand up in the Court of Law as such.

Village of Weston
Marathon County, WI

MAP 2A : REDEVELOPMENT AREA #3 BOUNDARY AND PARCELS (TILE 1)

Map Version 4

Map Creation Date:	10/24/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 100 200 400 Feet

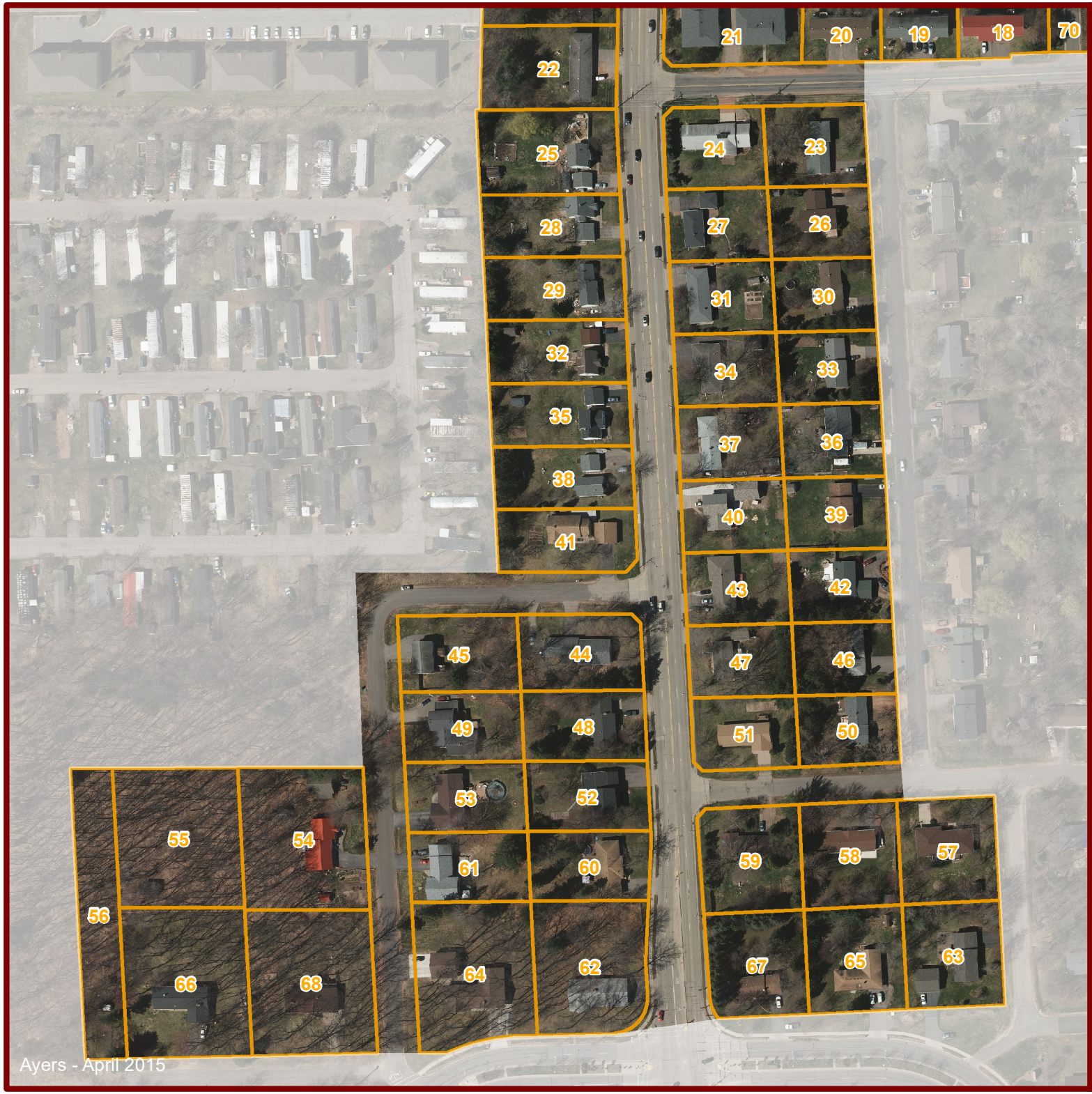
Legend

- Redevelopment Area #3/Blight Determination Parcels
- Right-of-Way

Map ID	PIN	Map ID	PIN
0	19228081630984	13	19228081630009
1	19228081630978	14	19228081630951
2	19228081630987	15	19228081630950
3	19228081630946	16	19228081630008
4	19228081630973	17	19228081740214
5	19228081630952	18	19228081630954
6	19228081630971	19	19228081630955
7	19228081630967	20	19228081630956
8	19228081740035	21	19228081630007
9	19228081630972	22	19228081740213
10	19228081740036	69	19228081630947
11	19228081630010	70	19228081630962
12	19228081740037		

MAP DISCLAIMER #1:
Not every Map ID number for the Redevelopment Area is represented on the map. Refer to other tile map to view all other parcels and Map IDs in the redevelopment area.

MAP DISCLAIMER #2:
This map is not a Certified Survey Map.The Parcel Boundaries are not accurate and areonly a graphic representation of the actual surveyed property. This document does not replace a Certified Survey Map and will not stand up in the Court of Law as such.



Village of Weston
Marathon County, WI

MAP 2B : REDEVELOPMENT AREA #3 BOUNDARY AND PARCELS (TILE 2)

Map Version 4

Map Creation Date: 10/24/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 75 150 300 Feet

Legend

Redevelopment Area #3/Blight Determination Parcels

Right-of-Way

Map ID	PIN	Map ID	PIN
23	19228082120018	46	19228082120011
24	19228082120001	47	19228082120008
25	19228082010007	48	19228082010011
26	19228082120017	49	19228082010014
27	19228082120002	50	19228082120010
28	19228082010006	51	19228082120009
29	19228082010005	52	19228082010010
30	19228082120016	53	19228082010015
31	19228082120003	54	19228082010989
32	19228082010004	55	19228082010997
33	19228082120015	56	19228082010995
34	19228082120004	57	19228082120021
35	19228082010003	58	19228082120020
36	19228082120014	59	19228082120019
37	19228082120005	60	19228082010009
38	19228082010002	61	19228082010016
39	19228082120013	62	19228082010008
40	19228082120006	63	19228082120022
41	19228082010001	64	19228082010017
42	19228082120012	65	19228082120023
43	19228082120007	66	19228082010998
44	19228082010012	67	19228082120024
45	19228082010013	68	19228082010988

MAP DISCLAIMER #1:
Not every Map ID number for the Redevelopment Area is represented on the map. Refer to other tile map to view all other parcels and Map IDs in the redevelopment area.

MAP DISCLAIMER #2:
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~~Map 2C: Redevelopment Area #3 Boundary and Parcels (Tile 3)~~

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C. Existing Land Use, Zoning and Conditions

Map 3 depicts existing uses and conditions of real property within Redevelopment Area #3. The following description supplements the information on Map 2.

Along County Road X, north of Community Center Drive/Barbican Avenue, existing development is generally residential, except for commercial development close to the Schofield Avenue intersection. Residences include a mix of older single family residences and duplexes and~~,~~ mixed-age rental apartments~~, and mobile homes along and north of East Jelinek Avenue~~. There are also a number of small lots and numerous residential driveways on County Road X.

The village has conducted a blight study for Redevelopment Area #3 and determined that the area meets the statutory definition of blight. This determination was mainly attributable to obsolete platting or faulty lot layout, diversity of ownership, and deteriorated sites and buildings. The blight study and determination are included as Appendix A to this Plan.

Existing zoning within the Redevelopment Area generally reflects the existing residential land use. As depicted on Map 4, ~~roughly ½~~many of the tax parcels and much of the land area within the Redevelopment Area are within the SF-S Single Family Residential-Small Lot zoning district, with most of the remainders zoned B-2 Highway Business~~,~~ or MF Multiple Family Residential~~, and MH MF Manufactured Home~~. Appendix A also indicates the existing zoning of each parcel.

Lands currently residentially zoned along Camp Phillips Road (County Road X) may eventually require rezoning to one of the village's business or other districts in accordance with the 2017 *County Road X Corridor Plan*.

Regardless of zoning district, future development within the proposed Redevelopment Area will be subject to village zoning, subdivision, and other related ordinances governing land development. The village upgraded its zoning and subdivision ordinances in 2015 and 2016 to streamline development approval processes and to assure that all new development within the village is of high and lasting quality. These include commercial and industrial buildings, signage, lighting, and landscape design standards.

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Village of Weston
Marathon County, Wisconsin

Map 3: Existing and Recommended Future Land Use

Map Date: 10/24/2018
Adoption Date (TID): XX/XX/2017

Map Version: 2

Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet

DRAFT

Legend

- Redevelopment Area #3
- Parcel Lines
- Surface Water

	Existing Use	*Future Use*
1	Residential	*Mixed Use*

Note: Existing land uses include wetland in certain locations, particularly south of State Highway 29. Per statue, all wetlands are excluded from the TID.

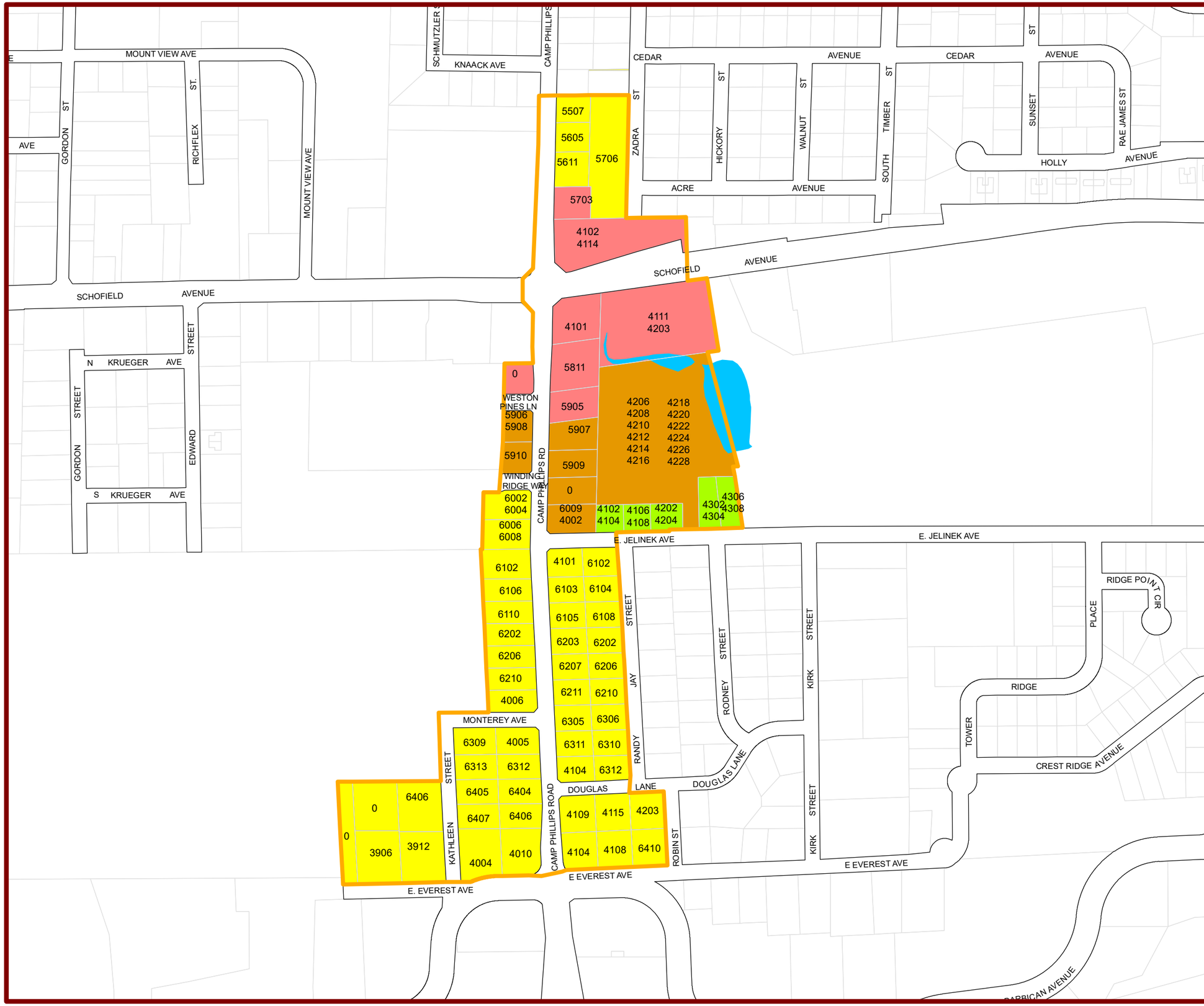
Village of Weston
Marathon County, Wisconsin

MAP 4: REDEVELOPMENT AREA ZONING

Map Version 2

Map Creation Date: 10/22/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet



Legend

- Redevelopment Area #3 Boundary
- Parcel Lines with addresses
- Surface Water

Zoning Districts

- 2F - Two Family Residential
- B-2 - Highway Business
- MF - Manufactured Home
- SF-S - Single Family Residential - Small Lot

Note: Zoning on this map reflects current zoning as of date of adoption of this plan, not necessarily desirable future zoning.

D. Redevelopment Objectives

This Redevelopment Plan has been created for the purpose of promoting the orderly development of Redevelopment Area #3 of the Village of Weston. The objectives of the Redevelopment Plan include:

- Increasing non-residential tax base in the village.
- Encouraging additional types and quantities of non-residential, residential, and mixed-use development that are not presently in the village, or are in short supply, such as those identified in the *County Road X Corridor Plan* and through a retail recruitment strategy developed for the village by The Retail Coach—a retail analytics firm.
- Encouraging community-building, mixed use developments, and gathering places in accordance with the *County Road X Corridor Plan*.
- Implementing goals and directions within the village's *Comprehensive Plan*, particularly as they relate to redevelopment and facilitating high-quality commercial uses matching the needs of Weston residents.
- Enhancing tools to remove or restore buildings and sites that are blighted, underutilized, and/ or inconsistent with village plans.
- Enhancing the character and unifying the Camp Phillips community entrance.
- Increasing the range of financing and management options within the portion of TID #1 that is also in Redevelopment Area #3, including the potential use of lease revenue bonds and management by the CDA.

E. Consistency with Local Plans

This Redevelopment Plan is consistent with the recommendations contained in the *Village of Weston Comprehensive Plan*, completely updated in 2016. It is also consistent with the amended 2018 Tax Incremental District No. 1 Project Plan. The Redevelopment Plan is also intended to help implement the vision and recommendations in the *County Road X Corridor Plan,* adopted in 2017. These plans may continue to be amended from time to time. These documents are available for inspection during normal business hours at the Village of Weston Municipal Center and online through the Village of Weston website.

Comprehensive Plan: Land Use Recommendations

Through the Future Land Use map in Volume 2 of its *Comprehensive Plan*, the village plans the majority of land within Redevelopment Area #3 for "Commercial" or "Mixed Use/Flex" development. Such future land use categories are summarized as follows:

- **Commercial.** This future land use category is mapped at the County Road X/Schofield Avenue intersection within Redevelopment Area #3. This category is intended to allow for thoughtfully-designed new redevelopment and reinvestment which may include commercial service, retail, hospitality, office, and health care uses.
- **Mixed Use/Flex.** Most of the County Road X corridor between Community Center Drive/Barbican Avenue and Schofield Avenue is in this future use category. The Mixed Use/Flex category provides for a carefully designed blend or option of commercial

services, retail, lodging, business/office park, multiple family residential, and/or institutional land uses, including mixed use sites and buildings, which will necessitate redevelopment in Redevelopment Area #3.

Comprehensive Plan: Economic Development Recommendations

This Redevelopment Plan supports the village's long term economic development and redevelopment strategy, as articulated within the *Comprehensive Plan*. While the village's strategy is articulated in detail in the Economic Development chapter of Volume 2 of the *Comprehensive Plan*, that entire volume has an emphasis on economic growth and health. This Redevelopment Plan best advances the following economic development initiatives specifically listed in Volume 2 of the *Comprehensive Plan*:

- **Attract Retailers in Targeted Sectors.** By providing commercial development opportunities at a scale different from other opportunities located in the village, the Redevelopment Plan and Area will help the Village of Weston attract a wider range of retailers. The more pedestrian scale, mixed use development pattern planned for the County Road X Corridor will provide a desirable location, particularly for food-based and smaller-scale businesses.
- **Attract Families and Professionals to Weston.** Implementation of the Redevelopment Plan will create housing, shopping, dining, and related opportunities to increase the number of residents. The mixed use development envisioned along the revitalized County Road X Corridor will provide opportunity for more multiple family housing development in a mixed use setting, which is currently in short supply within the Village.

The Redevelopment Plan also best advances the following economic development policies specifically listed in Volume 2 of the *Comprehensive Plan:*

- Maintain a positive, business-friendly environment by integrating customer service and a business-first attitude throughout village government.
- Support the redevelopment, infill, and rehabilitation of underutilized sites that are planned for commercial, industrial, and mixed uses in the community.
- Continue to support infrastructure improvements that drive economic activity, such as improvements to the utility, highway, and broadband networks.

Comprehensive Plan: Transportation/Official Map Recommendations

The Transportation chapter of Volume 2 of the *Comprehensive Plan* includes the Future Transportation/Official Map, which also serves as the village's statutory Official Map. That map identifies the following potential highway and road improvement projects within and near the Redevelopment Area:

- Planned road (re)construction projects for Weston Avenue and County Road X.
- Suggested improvements to the intersections of County Road X with Schofield Avenue, East Jelinek Avenue, Monterrey Street, and Barbican/Community Center Drive.

Through the Transportation chapter and elsewhere in the *Comprehensive Plan,* the village also supports increased opportunities for biking and walking. Pedestrian improvements should be included in any intersection improvement within the Redevelopment Area.

County Road X Corridor Plan

The *County Road X Corridor Plan* includes the village's vision for the County Road X (Camp Phillips) Corridor from Ross Avenue on the north end to just south of Weston Avenue on the south end (Transport Way). The entirety of the Redevelopment Area is encompassed within the planning area of the *County Road X Corridor Plan* and the *Plan's* vision for the Area is further articulated in Section F: Proposed Land Use and Redevelopment Projects.

Much of the Corridor between Community Center Drive/Barbican Avenue and Schofield Avenue is planned for mixed use and commercial redevelopment. Through this Redevelopment Plan, the 2017 TID #1 Project Plan and the *County Road X Corridor Plan*, the village desires to be in a position to facilitate and assist such redevelopment, when property owners are interested and per the terms of these plans. Maps 5a and 5b, reproduced from the *County Road X Corridor Plan*, provide a vision for planned land uses in this area. These may include retail and service businesses, restaurants, groceries, offices, mixed commercial/residential projects, and modern apartment complexes. Most redevelopment projects will require assembly of several properties and cooperation from multiple property owners.

Also through the *County Road X Corridor Plan*, the village contemplates several improvements for County Road X. These are generally represented on Maps 5a and 5b.

Broadband Technology Plan Recommendations

Recognizing the importance of broadband technology in facilitating economic development, the village collaborated with the Town of Weston to prepare a *Broadband Technology Plan*, which the village adopted in 2016. The *Broadband Technology Plan* identifies recommendations to improve the availability and quality of high-speed internet service.

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F. Proposed Land Use and Redevelopment Projects

Redevelopment Area #3 encompasses most of the land planned for redevelopment within the *County Road X Corridor Plan*. The *County Road X Corridor Plan*, approved by the Village Board in February 2017, proposes a mix of residential, office, retail, and commercial development along this Corridor, broken into two subdistricts.

Central Redevelopment Subdistrict

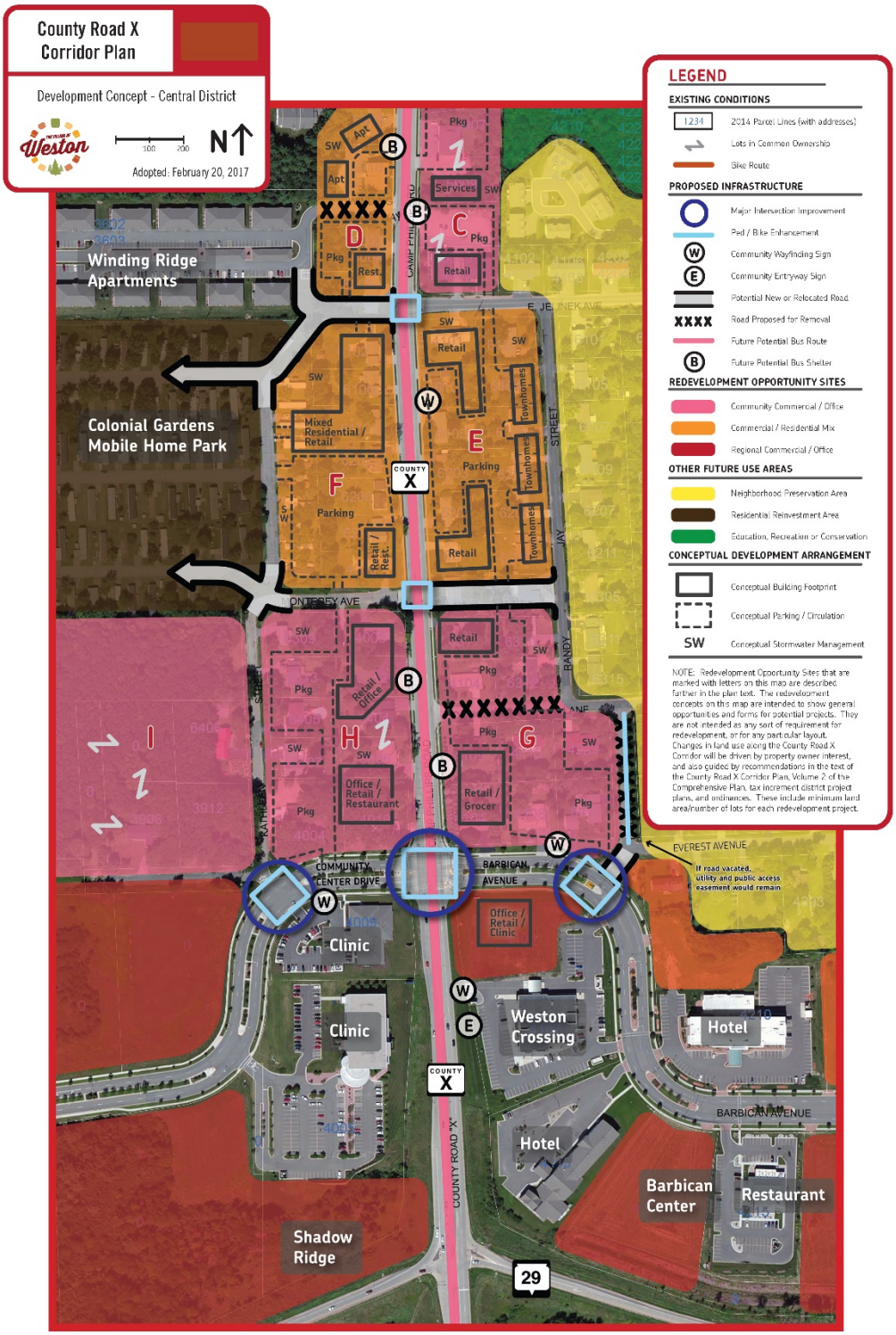
This Subdistrict Area focuses on the part of the County Road X Corridor between Schofield Avenue and Highway 29. Priorities for this area include:

- Promoting land assembly and commercial redevelopment at the northeast and northwest corners of County Road X and Community Center Drive/Barbican Avenue.
- Promoting new mixed commercial and multiple family residential redevelopment for lands between Community Center Drive/Barbican Avenue and Schofield Avenue, in accordance with detailed design and land assembly guidelines and perhaps as a longer-term effort than for lands closer to Community Center Drive.
- Working with Marathon County and adjacent land owners to reconstruct County Road X as a multi-function roadway, including reduced driveway access where possible for better through traffic movement and safer opportunities for pedestrian movement.
- Preserving stable single family residential areas, particularly east of County Road X, and promoting reinvestment in or redevelopment of the mobile home parks.
- Enhancing this portion of County Road X as the primary gateway to Weston, through improved gateway and way finding signage, high-quality buildings, and appealing gathering places.

The *County Road X Corridor Plan* suggests four potential Redevelopment Opportunity Sites within Redevelopment Area #3. These sites are generally in single-family residential use at the time of writing, do not take advantage of the high traffic corridor, and unnecessarily contribute to congestion along County Road X. As shown on Maps 5a and 5b, these sites included:

- **Redevelopment Opportunity Site C.** This site is planned for development of up to two commercial redevelopment projects, with retail, dining and service uses being the most appropriate.
- **Redevelopment Opportunity Site D.** The *County Road X Corridor Plan* envisions this as a future area for multifamily residential use through redevelopment and realignment of the intersection of County Road X and East Jelinek Avenue.
- **Redevelopment Opportunity Site E.** This redevelopment area extends east to Randy Jay Street and is planned for a mixed use redevelopment which may include retail buildings along County Road X transitioning to townhome development to the east, as one concept.
- **Redevelopment Opportunity Site F.** This site extends westward to East Monterey Avenue and is planned for commercial uses along County Road X and possibly a mixed commercial/residential building and supporting parking facilities.

Map 5a: Proposed Land Use and Redevelopment Projects, Central Subdistrict



Northern Redevelopment Subdistrict

This subdistrict focuses on the part of the County Road X Corridor between, and including, Ross and Schofield Avenues. However, only uses near the Schofield Avenue intersection are planned for redevelopment and inclusion in Redevelopment Area #3 at this time. Priorities for the Northern Redevelopment Subdistrict include:

- Promoting commercial redevelopment at the northeast and southeast corners of County Road X and Schofield Avenue.
- Preserving stable single family residential areas, particularly southeast of the Weston Elementary School, and promoting reinvestment in multiple family areas mainly west of the School.
- Working with Marathon County and adjacent land owners to reconstruct the County Road X/Schofield Avenue intersection.

The *County Road X Corridor Plan* establishes two Redevelopment Opportunity Sites within the Northern Redevelopment Subdistrict. Both sites are situated at the intersection of Schofield Avenue and County Road X.

- **Redevelopment Opportunity Site A.** This site is located in the northeastern quadrant of the intersection of Schofield Avenue and County Road X. Redevelopment Opportunity Site A is envisioned for additional retail and restaurant use and possibly a Park and Ride facility.
- **Redevelopment Opportunity Site B.** Site B is located at the southeast corner of the intersection of County Road X and Schofield Avenue. ~~This~~ Site B is planned for continued and expanded commercial service uses as well as access reconfiguration to improve vehicle and pedestrian safety.

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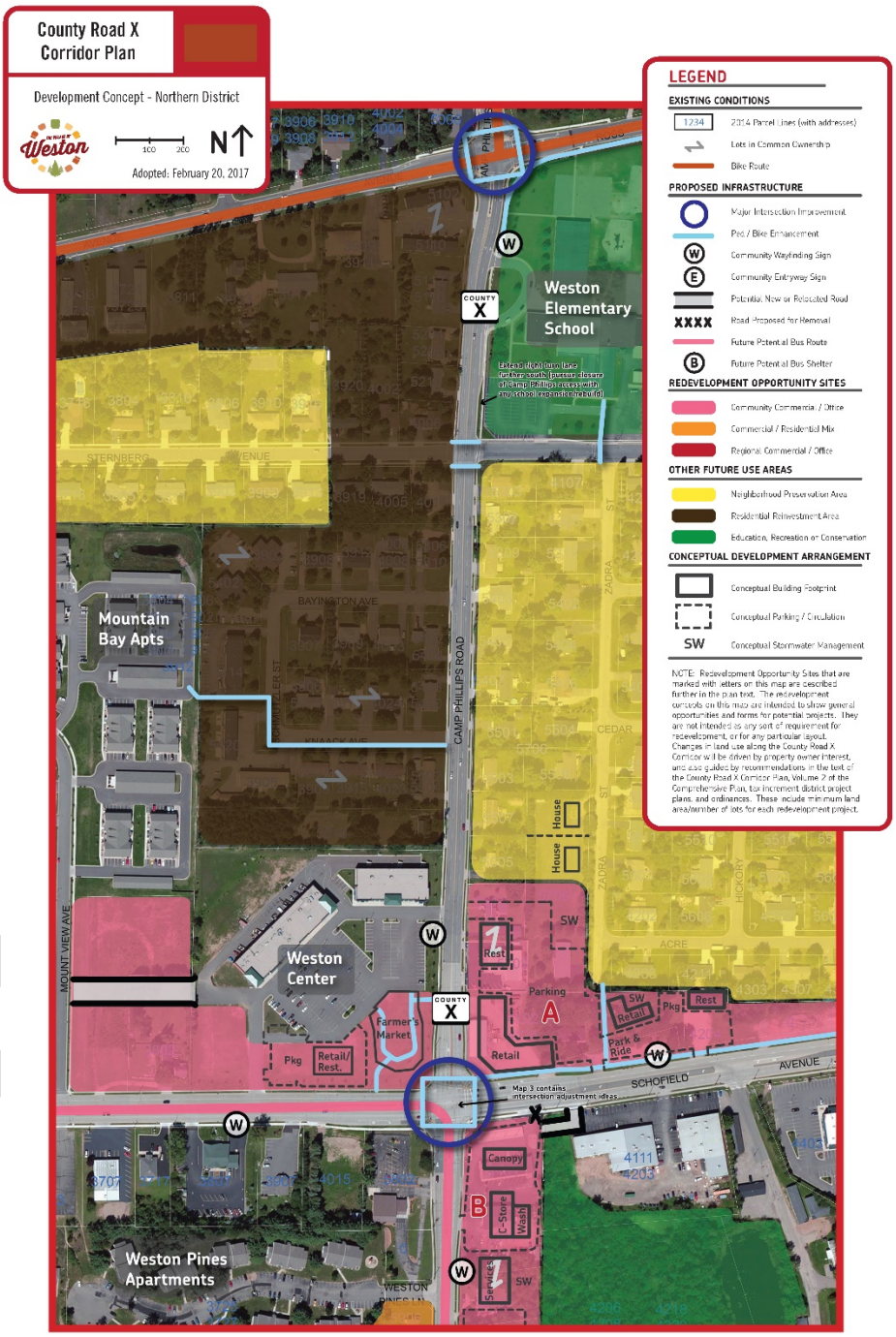
Map 5b: Proposed Land Use and Redevelopment Projects, Northern Subdistrict



G. Project Implementation

Redevelopment projects, public infrastructure projects, and potential development incentive expenditures have been identified in the ~~2018~~ Tax Incremental District No. 1 Project Plan, Amendment #2. Incentives and/or private sector funding may be used for the demolition of existing structures, removal of materials, assistance with environmental clean-up, site preparation, and construction of new development. Public/private sector cooperative activities may take place to comprehensively implement this Redevelopment Plan. In the redevelopment process, development agreements will be negotiated to assure the quality of development and the fulfillment of the public purpose of this Redevelopment Plan and the Tax Incremental District No. 1 Project Plan, as amended.

H. Proposed Site Improvements and Utilities

A detailed list of project activities is available in the ~~2018~~ Tax Incremental District No. 1 Project Plan, Amendment #2. Public project activities include, but are not limited to:

- Public infrastructure improvements (e.g., utility construction and extension, street reconstruction, etc.)
- Aesthetic improvements (e.g., gateway features, landscaping, design work, etc.)
- Site assemblage, cleanup, and preparation, including removal of existing buildings
- Administration

Central to this Redevelopment Plan are public improvements for the redevelopment of underutilized properties, business stimulation and support, public circulation and safety, streetscaping, landscaping, and private redevelopment.

I. Standards for Population Density, Land Coverage, and Building Intensity After Development

Properties in the Redevelopment Area will be developed in accordance with applicable municipal zoning, subdivision, and other land use regulations.

J. Present and Potential Equalized Value

As of January 1, 2017, the equalized value of the Redevelopment Area #3 was $ $11,811,400~~14,823,800~~. This is based on information reproduced in Appendix A.

The Village projects that the future equalized value of Redevelopment Area #3 could total $~~55~~46,7~~5~~99,200 if nearly all land redevelops in accordance with the *County Road X Corridor Plan*. ~~-~~This represents a potential tax base increase in equalized value of $34,987,800~~40,775,400~~ associated with anticipated and desired redevelopment projects. ~~These totals do not, however, include any redevelopment of the Colonial Garden Mobile Home Park. If redevelopment of this 31.65 acre parcel were to occur, these totals would be substantially higher.~~

The *Corridor Plan* presents an ideal vision for future redevelopment. It is unlikely that *every* parcel identified for redevelopment in the *County Road X Corridor Plan* will actually redevelop.

K. Project Financing

Financing can be accomplished in different ways. One potential method of financing includes CDA bonding as provided in Wis. Stat. § 66.1331. Principal and interest on the CDA bonds can be paid through the following three methods:

1. Revenues generated from the sale or lease of infrastructure or property.
2. Payments made to the CDA from tax increment revenues from the village receives from increased taxes on new development.
3. Special assessments for public improvements benefiting the property.

However, the village may choose to bond separately for improvements through ~~their~~ normal financing options.

Developer financed bonds may also be used to pay for improvements. In such a scenario, a development agreement between the village and the developer is first negotiated and executed. The development agreement specifies the share of the tax revenue that the village will reimburse the developer once the developer pays the taxes as billed by the village. The developer then borrows the funds. The improvements (buildings, etc.) are constructed and a tax bill stating the amount of property tax owed is sent to the developer/property owner. The developer pays the taxes and the village reimburses the previously-agreed upon amount to the developer. This reimbursement continues until the agreement has been fulfilled or the associated TID is retired, whichever occurs first.

L. Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance (including site plan review regulations), subdivision ordinance, building and construction codes, traffic ordinances, and deed restrictions.

M. Plan Amendments

This Redevelopment Plan may be amended at any time in accordance with the provisions of Wis. Stat. §66.1333(11). If the Plan is amended, a public hearing will be conducted by the CDA. All amendments to the Plan must be recommended by the CDA and approved by the Village Board by a two-thirds majority.

N. Relocation of Displaced Persons and Businesses

Persons and businesses displaced by public project activities will be relocated in accordance with applicable federal and state laws and regulations. Relocation plans associated with any project activities will be filed with the Department of Administration, Relocation Assistance, Division of Energy, Housing and Community Resources. These plans will be the basis for all relocation payments made as part of such project activities.

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O. Land Acquisition and Disposition

It is possible that either the village or the CDA will acquire land as a result of implementation of this plan. All negotiations will follow the legal requirements imposed on the village and CDA for land acquisition. Private entities may also acquire land for redevelopment or other purposes within Redevelopment Area #3. They are not subject to the same legal requirements as is the village or CDA.

P. Termination

This Redevelopment Plan and Area may terminate on the date of retirement of TID #1. However, they could remain in effect for a longer period of time upon determination by the Village Board.

Q. Blighted Area Finding

Urban redevelopment is done to effect removal of blight, promote economic development, enhance community character, and increase the overall quality of life in a community.

MDRoffers Consulting LLC, a Madison-based urban planning and economic development consulting firm, evaluated the property in the Redevelopment Area with Village Planning and Development Department staff, and subsequently found that the Redevelopment Area meets statutory requirements. In other words, the consulting firm has found that a sufficient number of properties within the Redevelopment Area are blighted and in need of rehabilitation within the meaning of the criteria set forth in §66.1333 of Wisconsin Statutes.

The criteria for defining conditions of blight in this analysis is the statutory definition of "blighted area" appear in Wis. Stat. §66.1333 (2m) "Blight elimination and slum clearance," which read as follows:

Wis. Stat. §66.1333(2m)(b)*"Blighted area" means any of the following:*

1. *An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*

2. *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*

3. *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

Wis. Stat. §66.1333 (2m)(bm) *"Blighted property" means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community*.

Properties that are in good physical condition, are properly maintained, and meet the land uses appropriate for the Redevelopment Area may still be included in the Redevelopment Area. The purpose for inclusion of these "non-blighted" properties is to comprehensively address redevelopment in the long-range planning process and encourage other property owners to upgrade their properties to accomplish the goals and objectives of this Redevelopment Plan and the TID #1 Project Plan, or due to the necessity of the boundary being contiguous.

R. Blighted Area Conclusion

Based on the above findings, it is determined that sufficient properties within the Redevelopment Area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Wis. Stat. §66.1333 for the following reasons:

- Economic blight due to properties not developed to the highest and best use.
- Vacant and/or obsolete residential structures.
- Physical and/or visual deterioration of the buildings and site improvements.
- Inappropriate parcel sizes, configurations, and land use within the context of the surrounding area and future development plans.
- Buildings and driveways sited and designed in a manner that do not conform to modern transportation access standards and present safety concerns for vehicles, cyclists, and pedestrians.

It is determined that physical and economic conditions exist that, if left unattended, would continue to impair and impede the sound and safe growth within the Redevelopment Area. Only through comprehensive redevelopment of a majority of this Area will the deterioration of the subject properties substantially slow down and reverse, thereby contributing to the overall vitality of the community.

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Appendix A: Redevelopment Area #3 Blight Determination

The following pages include a parcel-by-parcel analysis of the general condition of existing structures and improvements within Redevelopment Area #3. Village staff and consultants conducted a detailed physical analysis as a part of the redevelopment planning process. Implementation of the Redevelopment Plan and associated TID #1 Project Plan, including such activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight finding is primarily based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use, visually and/or physically blighted properties, environmental concerns, obsolete land ownership, substandard buildings that are hazardous to the public welfare and transportation problems that are substantially impairing the sound growth and expansion of this area of the community. Some or all of these areas of blight may be present in the redevelopment area.

The following table is a review of the parcels within the proposed Redevelopment Area #3. Parcels have been reviewed and critiqued on an individual parcel basis. Entries in the "Parcel Label on Map" column reference the parcel labels indicated on Maps 2A through 2C in the body of this Redevelopment Plan.

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Appendix A, Redevelopment Area #3 Plan
Blight Determination Analysis
Village of Weston, WI

= **Response is "yes" to question**

Parcel Map ID Label on Map 2A or 2B	Marathon County Parcel Number	Parcel Address		Owner Name	Zoning Disrict	Acreage	Estimated Fair Market Value/ Equalized Value (2017)	Deteriorated Buildings?	Other Deteriorated Site Improvements?	Public Health, Safety, Welfare, Fire Issue?	Obsolete platting; faulty lot layout?	Diversity of Ownership?	Inadequate Provision of Air or Sanitation?	High Population Density; Overcrowding?	Defective or Inadequate Street Layout?	Tax or Special Assessment Delinquency?	Defective or Unusual Conditions of Title?	Open Land with Inadequate Access?	Comments	Parcel Map ID Label on Map 2A or 2B
0	19228081630984	5507	CAMP PHILLIPS RD	TAMMY R BALLENGER	SF-S	0.35	$133,000													0
1	19228081630978	5605	CAMP PHILLIPS RD	JEFFREY R WOOD	SF-S	0.38	$94,900													1
2	19228081630987	5611	CAMP PHILLIPS RD	ARENDTZ LLC	SF-S	0.45	$134,800													2
3	19228081630946	5703	CAMP PHILLIPS RD	ARENDTZ LLC	B-2	0.44	$266,300				■				■				Parking lot doesn't meet generally accepted standards	3
4	19228081630973	4114	SCHOFIELD AVE	BETTY C CHRISTIANSEN	B-2	1.93	$325,300	■	■	■	■				■				Older commercial bldg near street line; house on same lot	4
5	19228081630952	4111	SCHOFIELD AVE	BENDER INVESTMENTS INC	B-2	3.15	$1,320,800				■								Nonconforming building setback	5
6	19228081630971	4101	SCHOFIELD AVE	SRF RC FUNDING IV LLC	B-2	0.80	$652,700				■				■				Nonconforming pavement setback; all the way to sidewalk	6
7	19228081630967	5811	CAMP PHILLIPS RD	WESTON PROPERTIES LLC	B-2	0.87	$153,600		■		■								Nonconforming pavement setback; all the way to sidewalk	7
8	19228081740035	0	CAMP PHILLIPS RD	FIRST WISCONSIN NATL BANK	B-2	0.34	$27,600				■				■				Bank access on separate parcel from bank	8
9	19228081630972	5905	CAMP PHILLIPS RD	WESTON PROPERTIES LLC	B-2	0.57	$106,000		■		■				■				Gravel driveway	9
10	19228081740036	5906	CAMP PHILLIPS RD	PAUL B STANKOWSKI	MF	0.35	$140,000													10
11	19228081630010	5907	CAMP PHILLIPS RD	VINCENT L GAU	MF	0.55	$247,200		■		■								Gravel driveway; business across parcels; old sign	11
12	19228081740037	5910	CAMP PHILLIPS RD	STEVEN A KRUGLER	MF	0.35	$220,500	■	■				■						Damaged door and trim; overgrown landscaping	12
13	19228081630009	5909	CAMP PHILLIPS RD	VINCENT L GAU	MF	0.50	$41,400		■	■	■							■	Business across parcels; obvious run-off/erosion; old sign	13
14	19228081630951	4302	E JELINEK AVE	JAMES & MARY SCHOLES	2F	0.39	$221,900							■					Front yard parking in landscaped area	14
15	19228081630950	4306	E JELINEK AVE	JOHN P KUKULKA	2F	0.40	$212,700				■								Building oriented sideways and at or over lot line	15
16	19228081630008	0	CAMP PHILLIPS RD	CRESTWOOD MANAGEMENT LLC	MF	0.50	$33,100		■	■					■			■	Gravel drive/parking; run-off/erosion; unscreened dumpsters	16
17	19228081740214	6002	CAMP PHILLIPS RD	OWG LLC	SF-S	0.52	$137,100	■			■				■				Deteriorated roof; damaged stoop; outdated building style	17
18	19228081630954	4202	E JELINEK AVE	ADAM CONN	2F	0.32	$184,300	■				■			■				Deteriorated and wide driveway	18
19	19228081630955	4106	E JELINEK AVE	DNA PROPERTY RENTALS LLC	2F	0.28	$185,000	■				■			■				Deteriorated and wide driveway	19
20	19228081630956	4102	E JELINEK AVE	MATTHEW D DASSOW	2F	0.29	$185,400	■				■			■				Deteriorated and wide driveway	20
21	19228081630007	6009	CAMP PHILLIPS RD	CRESTWOOD MANAGEMENT LLC	MF	0.53	$451,800		■		■				■				Buildings front on Jelinek; deteriorated driveway pavement	21
22	19228081740213	6006	CAMP PHILLIPS RD	OWG LLC	SF-S	0.54	$145,000		■		■				■				Gravel driveway	22
23	19228082120018	6102	RANDY JAY ST	STEVEN R MEDINA	SF-S	0.39	$104,100	■	■		■								Deteriorated roof and driveway; small lot size	23
24	19228082120001	4101	E JELINEK AVE	MICHAEL S WASILCZUK	SF-S	0.38	$130,700				■								Lot size too small for redevelopment	24
25	19228082010007	6102	CAMP PHILLIPS RD	CYNTHIA H WILKE	SF-S	0.56	$90,900	■	■					■					Roof, garage, and stoop disrepair; yard parking; small lot	25
26	19228082120017	6104	RANDY JAY ST	FRANK E STANKOWSKI	SF-S	0.35	$125,300		■		■								Driveway deteriorated; small lot size	26
27	19228082120002	6103	CAMP PHILLIPS RD	PATRICIA A BARTZ	SF-S	0.35	$100,900				■								Lot size too small for redevelopment	27
28	19228082010006	6106	CAMP PHILLIPS RD	XOHNHIA MOUA	SF-S	0.41	$104,900													28
29	19228082010005	6110	CAMP PHILLIPS RD	HIND GAUTAM	SF-S	0.41	$96,200													29
30	19228082120016	6108	RANDY JAY ST	NICOLE K RAKOVEC	SF-S	0.35	$107,600		■		■								Driveway deteriorated; small lot size	30
31	19228082120003	6105	CAMP PHILLIPS RD	GERALD R SCHRAML	SF-S	0.35	$99,900				■								Lot size too small for redevelopment	31
32	19228082010004	6202	CAMP PHILLIPS RD	CHRISTINA A KELNHOFER	SF-S	0.41	$90,900	■											Roof deteriorated	32

33	19228082120015	6202	RANDY JAY ST	JODY M RUBENZER	SF-S	0.35	$100,300												Gravel driveway; small lot size	**33**
34	19228082120004	6203	CAMP PHILLIPS RD	KENNETH A MORIEN	SF-S	0.35	$110,600												Lot size too small for redevelopment	**34**
35	19228082010003	6206	CAMP PHILLIPS RD	DEBRA A KAETTERHENRY	SF-S	0.41	$103,100													**35**
36	19228082120014	6206	RANDY JAY ST	JUDY SCHREIBER	SF-S	0.35	$112,900													**36**
37	19228082120005	6207	CAMP PHILLIPS RD	JAMES J VANDEN HOOGEN	SF-S	0.35	$100,600												Lot size too small for redevelopment	**37**
38	19228082010002	6210	CAMP PHILLIPS RD	RICHARD H OLSON	SF-S	0.41	$94,200												Rot/damage to several bldg parts; possible foundaton issue	**38**
39	19228082120013	6210	RANDY JAY ST	RYAN D JAEGER	SF-S	0.35	$97,200													**39**
40	19228082120006	6211	CAMP PHILLIPS RD	STUART J TAUBE	SF-S	0.35	$120,300												Lot size too small for redevelopment	**40**
41	19228082010001	4006	E MONTEREY AVE	ARTHUR W HAYNES	SF-S	0.41	$124,900													**41**
42	19228082120012	6306	RANDY JAY ST	JEFFREY A HANKE	SF-S	0.35	$119,600												Two driveway openings; deteriorated driveway; yard parking	**42**
43	19228082120007	6305	CAMP PHILLIPS RD	TENG VANG	SF-S	0.36	$118,300												Rot, gutter, and front porch damage; peeling paint; small lot	**43**
44	19228082010012	4005	E MONTEREY AVE	DAVID M BARWICK	SF-S	0.44	$118,600													**44**
45	19228082010013	6309	KATHLEEN ST	MARIA GLORIA BEDOLLA	SF-S	0.43	$123,500													**45**
46	19228082120011	6310	RANDY JAY ST	KENNETH J SALINAS	SF-S	0.35	$105,400													**46**
47	19228082120008	6311	CAMP PHILLIPS RD	DAVID L ASCHENBRENNER	SF-S	0.36	$103,500												Lot size too small for redevelopment	**47**
48	19228082010011	6312	CAMP PHILLIPS RD	GARY J LUEBBE	SF-S	0.40	$109,700													**48**
49	19228082010014	6313	KATHLEEN ST	SA SOR LEE	SF-S	0.39	$143,000												Deteriorated gutter, siding, garage, driveway	**49**
50	19228082120010	6312	RANDY JAY ST	RONALD & SANDRA CONSOLVER	SF-S	0.33	$108,900												Missing paint; siding damage; gravel driveway, dead trees	**50**
51	19228082120009	4104	DOUGLAS LN	LEWIS W PERKINS	SF-S	0.35	$112,300												Lot size too small for redevelopment	**51**
52	19228082010010	6404	CAMP PHILLIPS RD	MAIN ST HOMES INC	SF-S	0.40	$121,100													**52**
53	19228082010015	6405	KATHLEEN ST	JAMES S ANKLAM	SF-S	0.39	$154,800													**53**
54	19228082010989	6406	KATHLEEN ST	MABLE C FAWLEY	SF-S	0.84	$139,900													**54**
55	19228082010997	0	E EVEREST AVE	MICHAEL W ROMA	SF-S	0.82	$7,500												Landlocked parcel with no street access	**55**
56	19228082010995	0	E EVEREST AVE	MICHAEL W ROMA	SF-S	0.57	$1,700												Long, narrow lot may have been envisioned for road at 1 time	**56**
57	19228082120021	4203	DOUGLAS LN	BARBARA E LESAGE	SF-S	0.48	$144,000													**57**
58	19228082120020	4115	DOUGLAS LN	RYAN K BECK	SF-S	0.48	$120,700													**58**
59	19228082120019	4109	DOUGLAS LN	RM STEPHENS LLC	SF-S	0.50	$120,300													**59**
60	19228082010009	6406	CAMP PHILLIPS RD	RM STEPHENS LLC	SF-S	0.40	$121,000												Deteriorated shed; overgrown landsacping	**60**
61	19228082010016	6407	KATHLEEN ST	KATHY M COMBS	SF-S	0.39	$153,100													**61**
62	19228082010008	4010	E EVEREST AVE	ALBERTO H ARAYA	SF-S	0.69	$143,700												Paint missing; dying trees; may be missing copper pipe	**62**
63	19228082120022	6410	ROBIN ST	LIA CHANG	SF-S	0.48	$178,600													**63**
64	19228082010017	4004	E EVEREST AVE	ASPIRUS WAUSAU HOSPITAL	SF-S	0.79	$202,900													**64**
65	19228082120023	4108	E EVEREST AVE	TAMRA M PLEIN	SF-S	0.48	$117,600												Deteriorated roof; bus parked in driveway; weed issues	**65**
66	19228082010998	3906	E EVEREST AVE	MICHAEL W ROMA	SF-S	0.88	$133,100												Old and new streets create unusual access situation	**66**
67	19228082120024	4104	E EVEREST AVE	RM STEPHENS LLC	SF-S	0.49	$117,800													**67**
68	19228082010988	3912	E EVEREST AVE	GERALD FIEBKE	SF-S	0.85	$114,000												East Everest stub at odd angle	**68**
69	19228081630947	5706	ZADRA ST	MARY ANN AUGUSTINE	SF-S	1.77	$140,800												Largely undeveloped; Zadra-only access inhibits development	**69**
70	19228081630962	4206	E JELINEK AVE	OWS LLC	MF	6.78	$780,100													**70**
TOTAL						44.33	$ 11,811,400													

Date Updated: 10/24/18

EXHIBIT B

Village of Weston, Wisconsin
Redevelopment Area #3 Plan

ADOPTED BY COMMUNITY DEVELOPMENT AUTHORITY: 10/29/18

ADOPTED BY VILLAGE BOARD: PENDING

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A. Introduction and Statutory Authority

The Village of Weston established Tax Incremental District No. 1 (TID #1) in 1998 primarily to facilitate the orderly development of the greater State Trunk Highway (STH) 29 corridor within the village for uses designed to grow Weston's economy. TID #1 generally follows STH 29 through the village, from Birch Street on the west to the eastern village limits on the east. As established in 1998 and amended in 2002, TID #1 included approximately 2,211 acres.

The village has targeted additional lands in and near the original TID #1 boundary for further economic development and redevelopment through a complete update to the *Village of Weston Comprehensive Plan*. These include the 2016 *Vision and Directions* volume (Volume 2) of the Comprehensive Plan, the 2016 *Broadband Technology Plan*, and the 2017 *County Road X Corridor Plan*. These plans suggest village support for further infrastructure investments, incentives, and other public actions to advance development and redevelopment along the County Road X corridor, in and near the 1998/2002 TID #1 boundary. This includes the area generally between Community Center Drive/Barbican Avenue and Schofield Avenue, advised for mixed use redevelopment, and the "southeast quadrant" of the STH 29/County Road X interchange, advised mainly for larger-scale commercial development. In 2018, the Village of Weston prepared an updated Project Plan in order to amend the TID #1 boundary and help implement new and updated village plans.

This Redevelopment Area #3 Plan has been prepared and adopted under the provisions of Wis. Stat. §66.1333. Through this Plan and related actions, the village created a new Redevelopment Area under Wis. Stat. §66.1333 to provide the statutory vehicle for the village to participate in redevelopment activities within ~~all~~ more of the amended TID #1 area. This document serves to fulfill the statutory requirements so that the village *may* advance the recommendations made in the 2017 amended Project Plan related to redevelopment in the County Road X corridor. This Redevelopment Area #3 Plan creates a statutory tool assisting the Weston Community Development Authority (CDA) to implement recommendations contained in this and other adopted village plans for the designated Redevelopment Area.

B. Redevelopment Area Legal Boundary

The proposed Redevelopment Area #3 encompasses approximately ~~97.8~~44.3 acres of real property (plus acreage within connecting public rights of way) along the County Road X corridor. The boundary of the Redevelopment Area is shown on Map 1. Maps 2A, 2B, and 2C identify all parcels within Redevelopment Area #3 by Marathon County parcel identification number. The legal description of Redevelopment Area #3 is as follows:

> A parcel of land located in the SW ¼ of the SW ¼, and NW ¼ of the SW ¼ all of Section 16; the SE ¼ of the SE ¼ and NE ¼ of the SE ¼ all of Section 17; the NE ¼ of the NE ¼ and the SE ¼ of the NE ¼ all of Section 20; the NW ¼ of the NW of Section 21, all of Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, bound by the following described line:
>
> Commencing at the north ¼ of said Section 20; thence south along the west line of the northeast ¼ to the southwest corner of the northwest ¼ of the Northeast ¼; thence easterly along the north line of the S ½ of said NE ¼ of Section 20 to East line of Marathon County

Certified Survey Map No. 405, recorded in Volume 2 of Certified Survey Maps on Page 155, which is the point of beginning; thence northerly along said east line of Marathon County Certified Survey Map No. 405 to the northwest corner of a parcel of land described in Document No. 1122279; thence easterly along said east line of Marathon County Certified Survey Map No. 405, north line of said parcel of land described in Document No. 1122279 and the north line of Lot 2 of Marathon County Certified Survey Map No. 6802, recorded in Volume 25 of Certified Survey Maps on Page 203, to the west right of way of Kathleen Street; thence northerly along said west right of way of Kathleen Street to the north right of way of East Monterey Avenue; thence easterly along said north right of way line of East Monterey Avenue to the west line of East View Lots Addition; thence northerly along said west line of East view Lots Addition to the south line of Lot 1 of Marathon County Certified Survey Map No. 14148, recorded in Volume 62 of Certified Survey Maps on Page 155; thence easterly along said south line of Lot 1 of Marathon County Certified Survey Map No. 14148 to the west line of Lot 3 of said Marathon County Certified Survey Map No. 14148; thence northerly along said west line of Lot 3 and Lot 2 of Marathon County Certified Survey Map No. 14148 to the north line of said Lot 2 of Marathon County Certified Survey Map No. 14148; thence easterly along said north line of Lot 2 of Marathon County Certified Survey Map No. 14148 to the east line of said Lot 1 of Marathon County Certified Survey Map No. 14148 and the west right of way of Winding Ridge Way; thence northerly along said west right of way of Winding Ridge Way to the southwest corner of Lot 3 of Indian Hills Addition; thence northerly along the west line of said Indian Hills Addition to the north right of way of Weston Pines Lane; thence easterly along said north right of way of Weston Pines Lane to the west right of way line of County Road "X" (Camp Phillips Road); thence northerly along said west right of way of County Road "X" (Camp Phillips Road) to an angle point in the west right of way; thence northwesterly along the west right of way of County Road "X" (Camp Phillips Road) to the south right of way of County Road "JJ" (Schofield Avenue); thence north to the north right of way of said County Road "JJ" (Schofield Avenue); thence easterly along the north right of way of County Road "JJ" (Schofield Avenue) to the said west right of way of County Road "X" (Camp Phillips Road); thence northerly along the west right of way of County Road "X" (Camp Phillips Road) to the westerly extension of the north line of a parcel of land described in Document No. 1473058; thence easterly along said north line and westerly extension thereof a parcel of land described in Document No. 1473058 to the northwest corner of a parcel of land described in Document No. 1569634; thence easterly along the north line of said parcel of land described in Document No. 1569634 to the west right of way of Zadra Street; thence southerly along said west right of way of Zadra Street to the North line of Parcel 1 of Marathon County Certified Survey Map No. 9044, recorded in Volume 36 on Page 47; thence easterly along said north line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to the east line of said Parcel 1 of Marathon County Certified Survey Map No. 9044; thence southerly along said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said northerly right of way of County Road "JJ" (Schofield Avenue); thence southerly along the southerly extension of said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said southerly right of way of County Road "JJ" (Schofield Avenue); thence easterly along the southerly right of way of County Road "JJ" (Schofield Avenue) to the easterly

line of Lot 1 of Marathon County Certified Survey Map No. 16797, recorded in Volume 78 on Page 146; thence southerly along said easterly line of said Lot 1 of Marathon County Certified Survey Map No. 16797 to the southerly line of said Lot 1 of Marathon County Certified Survey Map No. 16797; thence westerly along said southerly line of said Lot 1 of Marathon County Certified Survey Map No. 16797 to the easterly line of a parcel of land described in Document No. 1722441; thence southerly along said easterly line of a parcel of land described in Document No. 1722441 to the north line of Parcel 1 of Marathon County Certified Survey Map No. 3189, recorded in Volume 12 on Page 59; thence westerly along the north Line of said Parcel 1 of Marathon County Certified Survey Map No. 3189 to the westerly line of said Parcel 1 of Marathon County Certified Survey Map No. 3189; thence southerly along said westerly line of said Parcel 1 of Marathon County Certified Survey Map No. 3189 to the north right of way of East Jelinek Avenue; thence westerly along said north right of way of East Jelinek Avenue to the northerly extension of the west right of way Randy Jay Street; thence southerly along said northerly extension and west right of way of Randy Jay Street to the north right of way of Douglas Lane; thence easterly along said north right of way of Douglas Lane to the northerly extension of the east right of way line of Robin Street; thence southerly along the northerly extension and east right of way of Robin Street to the north right of way of East Everest Avenue; thence along the north right of way of East Everest Avenue to the west right of way of East Everest Avenue and the east line of Lot 5 of Shadow Ridge; thence north along said east line of Lot 5 of Shadow Ridge to the Point of Beginning.

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Village of Weston
Marathon County, WI

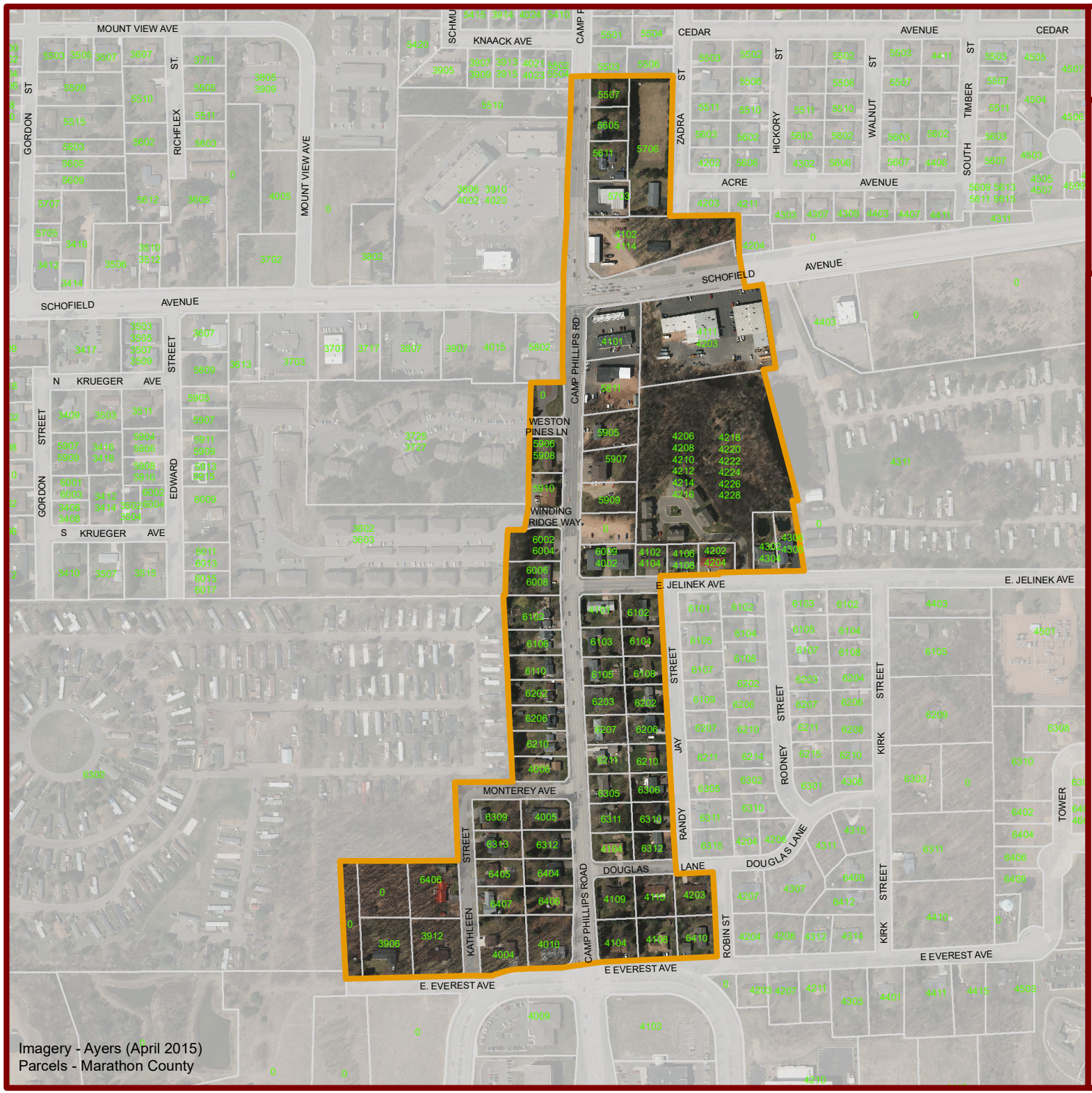
MAP 1 : REDEVELOPMENT AREA #3 BOUNDARY

Map Version 5

Map Creation Date:	10/24/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 150 300 600 Feet



Imagery - Ayers (April 2015)
Parcels - Marathon County

Legend

- Redevelopment Area #3 Boundary
- Right-of-Way
- Parcel Boundaries With Address Included

MAP DISCLAIMER:

This map is not a Certified Survey Map. The Parcel Boundaries are not accurate and are only a graphic representation of the actual surveyed property. This document does not replace a Certified Survey Map and will not stand up in the Court of Law as such.

Village of Weston
Marathon County, WI

MAP 2A : REDEVELOPMENT AREA #3 BOUNDARY AND PARCELS (TILE 1)

Map Version 4

Map Creation Date:	10/24/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 100 200 400 Feet

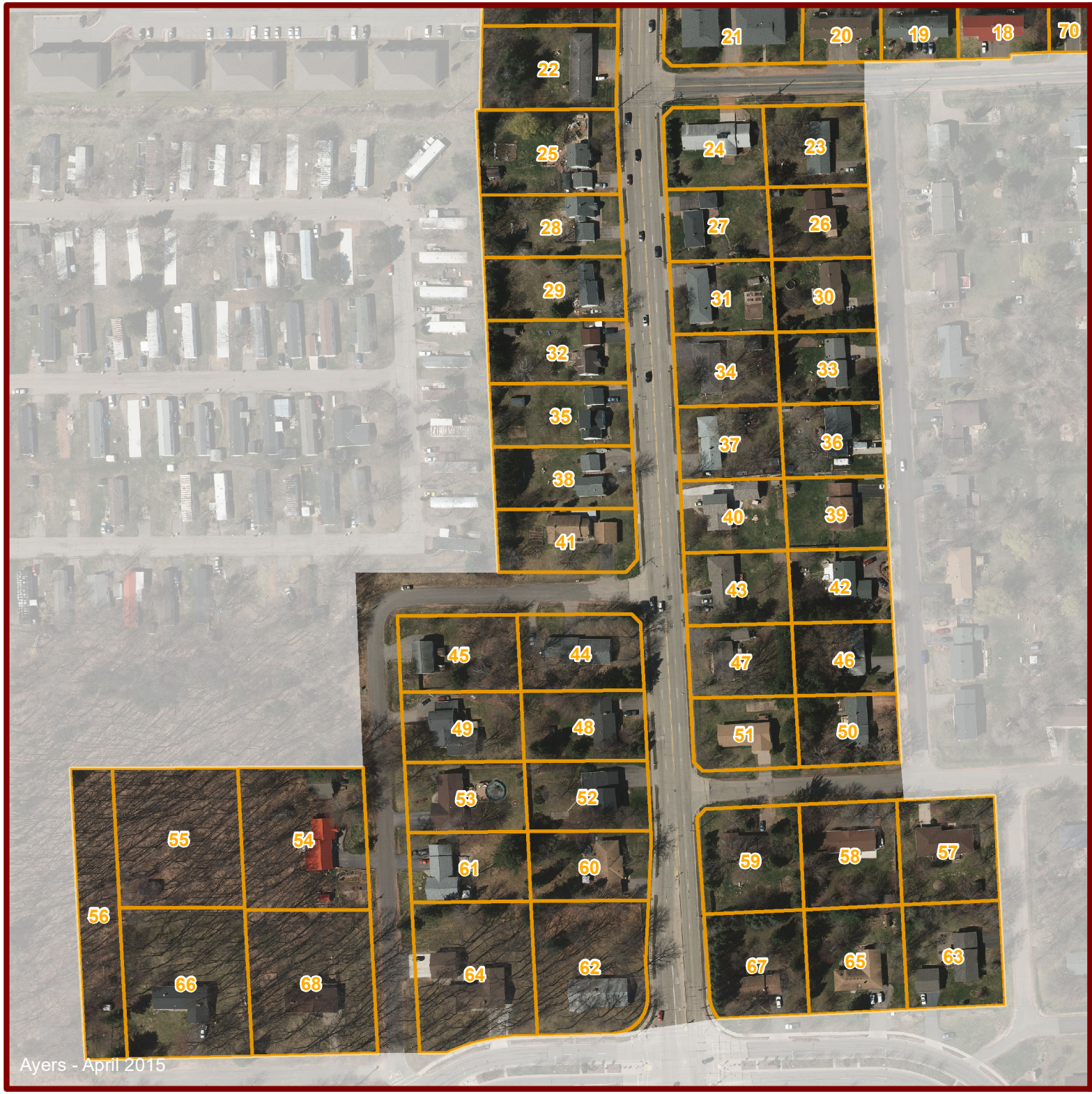
Legend

- Redevelopment Area #3/Blight Determination Parcels
- Right-of-Way

Map ID	PIN	Map ID	PIN
0	19228081630984	13	19228081630009
1	19228081630978	14	19228081630951
2	19228081630987	15	19228081630950
3	19228081630946	16	19228081630008
4	19228081630973	17	19228081740214
5	19228081630952	18	19228081630954
6	19228081630971	19	19228081630955
7	19228081630967	20	19228081630956
8	19228081740035	21	19228081630007
9	19228081630972	22	19228081740213
10	19228081740036	69	19228081630947
11	19228081630010	70	19228081630962
12	19228081740037		

MAP DISCLAIMER #1:
Not every Map ID number for the Redevelopment Area is represented on the map. Refer to other tile map to view all other parcels and Map IDs in the redevelopment area.

MAP DISCLAIMER #2:
This map is not a Certified Survey Map.The Parcel Boundaries are not accurate and areonly a graphic representation of the actual surveyed property. This document does not replace a Certified Survey Map and will not stand up in the Court of Law as such.



Village of Weston
Marathon County, WI

MAP 2B : REDEVELOPMENT AREA #3 BOUNDARY AND PARCELS (TILE 2)

Map Version 4

Map Creation Date: 10/24/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 75 150 300 Feet

Legend

Redevelopment Area #3/Blight Determination Parcels

Right-of-Way

Map ID	PIN	Map ID	PIN
23	19228082120018	46	19228082120011
24	19228082120001	47	19228082120008
25	19228082010007	48	19228082010011
26	19228082120017	49	19228082010014
27	19228082120002	50	19228082120010
28	19228082010006	51	19228082120009
29	19228082010005	52	19228082010010
30	19228082120016	53	19228082010015
31	19228082120003	54	19228082010989
32	19228082010004	55	19228082010997
33	19228082120015	56	19228082010995
34	19228082120004	57	19228082120021
35	19228082010003	58	19228082120020
36	19228082120014	59	19228082120019
37	19228082120005	60	19228082010009
38	19228082010002	61	19228082010016
39	19228082120013	62	19228082010008
40	19228082120006	63	19228082120022
41	19228082010001	64	19228082010017
42	19228082120012	65	19228082120023
43	19228082120007	66	19228082010998
44	19228082010012	67	19228082120024
45	19228082010013	68	19228082010988

MAP DISCLAIMER #1:
Not every Map ID number for the Redevelopment Area is represented on the map. Refer to other tile map to view all other parcels and Map IDs in the redevelopment area.

MAP DISCLAIMER #2:
This map is not a Certified Survey Map.The Parcel Boundaries are not accurate and areonly a graphic representation of the actual surveyed property. This document does not replace a Certified Survey Map and will not stand up in the Court of Law as such.

~~Map 2C: Redevelopment Area #3 Boundary and Parcels (Tile 3)~~

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C. Existing Land Use, Zoning and Conditions

Map 3 depicts existing uses and conditions of real property within Redevelopment Area #3. The following description supplements the information on Map 2.

Along County Road X, north of Community Center Drive/Barbican Avenue, existing development is generally residential, except for commercial development close to the Schofield Avenue intersection. Residences include a mix of older single family residences and duplexes and~~,~~ mixed-age rental apartments~~, and mobile homes along and north of East Jelinek Avenue~~. There are also a number of small lots and numerous residential driveways on County Road X.

The village has conducted a blight study for Redevelopment Area #3 and determined that the area meets the statutory definition of blight. This determination was mainly attributable to obsolete platting or faulty lot layout, diversity of ownership, and deteriorated sites and buildings. The blight study and determination are included as Appendix A to this Plan.

Existing zoning within the Redevelopment Area generally reflects the existing residential land use. As depicted on Map 4, ~~roughly ½~~many of the tax parcels and much of the land area within the Redevelopment Area are within the SF-S Single Family Residential-Small Lot zoning district, with most of the remainders zoned B-2 Highway Business~~,~~ or MF Multiple Family Residential~~, and MH MF Manufactured Home~~. Appendix A also indicates the existing zoning of each parcel.

Lands currently residentially zoned along Camp Phillips Road (County Road X) may eventually require rezoning to one of the village's business or other districts in accordance with the 2017 *County Road X Corridor Plan*.

Regardless of zoning district, future development within the proposed Redevelopment Area will be subject to village zoning, subdivision, and other related ordinances governing land development. The village upgraded its zoning and subdivision ordinances in 2015 and 2016 to streamline development approval processes and to assure that all new development within the village is of high and lasting quality. These include commercial and industrial buildings, signage, lighting, and landscape design standards.

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Village of Weston
Marathon County, Wisconsin

Map 3: Existing and Recommended Future Land Use

Map Date: 10/24/2018
Adoption Date (TID): XX/XX/2017

Map Version: 2

Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet

DRAFT

Legend

- Redevelopment Area #3
- Parcel Lines
- Surface Water

	Existing Use	*Future Use*
1	Residential	*Mixed Use*

Note: Existing land uses include wetland in certain locations, particularly south of State Highway 29. Per statue, all wetlands are excluded from the TID.

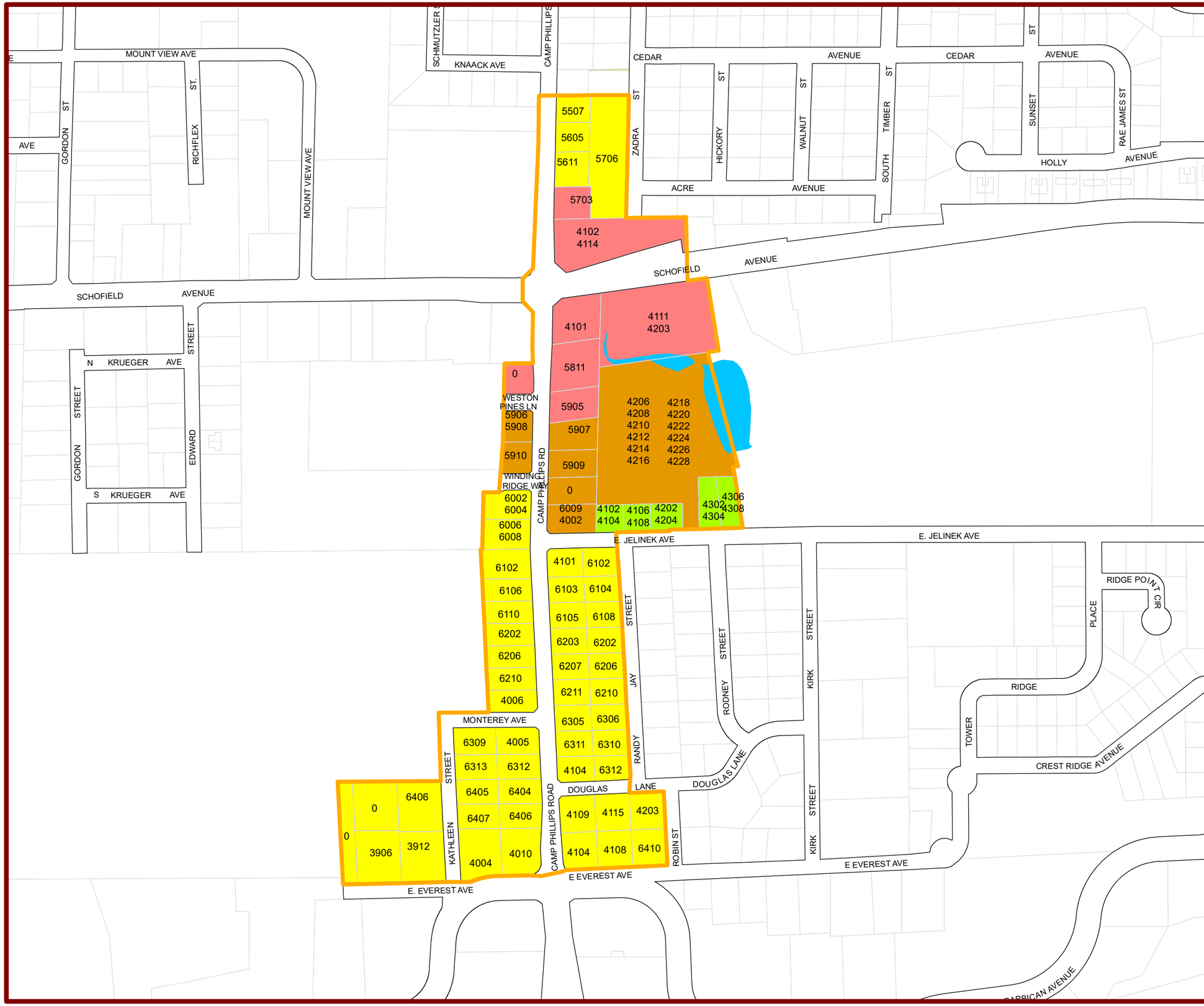
Village of Weston
Marathon County, Wisconsin

MAP 4: REDEVELOPMENT AREA ZONING

Map Version 2

Map Creation Date: 10/22/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet



Legend

- Redevelopment Area #3 Boundary
- Parcel Lines with addresses
- Surface Water

Zoning Districts

- 2F - Two Family Residential
- B-2 - Highway Business
- MF - Manufactured Home
- SF-S - Single Family Residential - Small Lot

Note: Zoning on this map reflects current zoning as of date of adoption of this plan, not necessarily desirable future zoning.

D. Redevelopment Objectives

This Redevelopment Plan has been created for the purpose of promoting the orderly development of Redevelopment Area #3 of the Village of Weston. The objectives of the Redevelopment Plan include:

- Increasing non-residential tax base in the village.
- Encouraging additional types and quantities of non-residential, residential, and mixed-use development that are not presently in the village, or are in short supply, such as those identified in the *County Road X Corridor Plan* and through a retail recruitment strategy developed for the village by The Retail Coach—a retail analytics firm.
- Encouraging community-building, mixed use developments, and gathering places in accordance with the *County Road X Corridor Plan*.
- Implementing goals and directions within the village's *Comprehensive Plan*, particularly as they relate to redevelopment and facilitating high-quality commercial uses matching the needs of Weston residents.
- Enhancing tools to remove or restore buildings and sites that are blighted, underutilized, and/ or inconsistent with village plans.
- Enhancing the character and unifying the Camp Phillips community entrance.
- Increasing the range of financing and management options within the portion of TID #1 that is also in Redevelopment Area #3, including the potential use of lease revenue bonds and management by the CDA.

E. Consistency with Local Plans

This Redevelopment Plan is consistent with the recommendations contained in the *Village of Weston Comprehensive Plan*, completely updated in 2016. It is also consistent with the amended 2018 Tax Incremental District No. 1 Project Plan. The Redevelopment Plan is also intended to help implement the vision and recommendations in the *County Road X Corridor Plan,* adopted in 2017. These plans may continue to be amended from time to time. These documents are available for inspection during normal business hours at the Village of Weston Municipal Center and online through the Village of Weston website.

Comprehensive Plan: Land Use Recommendations

Through the Future Land Use map in Volume 2 of its *Comprehensive Plan*, the village plans the majority of land within Redevelopment Area #3 for "Commercial" or "Mixed Use/Flex" development. Such future land use categories are summarized as follows:

- **Commercial.** This future land use category is mapped at the County Road X/Schofield Avenue intersection within Redevelopment Area #3. This category is intended to allow for thoughtfully-designed new redevelopment and reinvestment which may include commercial service, retail, hospitality, office, and health care uses.
- **Mixed Use/Flex.** Most of the County Road X corridor between Community Center Drive/Barbican Avenue and Schofield Avenue is in this future use category. The Mixed Use/Flex category provides for a carefully designed blend or option of commercial

services, retail, lodging, business/office park, multiple family residential, and/or institutional land uses, including mixed use sites and buildings, which will necessitate redevelopment in Redevelopment Area #3.

Comprehensive Plan: Economic Development Recommendations

This Redevelopment Plan supports the village's long term economic development and redevelopment strategy, as articulated within the *Comprehensive Plan*. While the village's strategy is articulated in detail in the Economic Development chapter of Volume 2 of the *Comprehensive Plan*, that entire volume has an emphasis on economic growth and health. This Redevelopment Plan best advances the following economic development initiatives specifically listed in Volume 2 of the *Comprehensive Plan*:

- **Attract Retailers in Targeted Sectors.** By providing commercial development opportunities at a scale different from other opportunities located in the village, the Redevelopment Plan and Area will help the Village of Weston attract a wider range of retailers. The more pedestrian scale, mixed use development pattern planned for the County Road X Corridor will provide a desirable location, particularly for food-based and smaller-scale businesses.
- **Attract Families and Professionals to Weston.** Implementation of the Redevelopment Plan will create housing, shopping, dining, and related opportunities to increase the number of residents. The mixed use development envisioned along the revitalized County Road X Corridor will provide opportunity for more multiple family housing development in a mixed use setting, which is currently in short supply within the Village.

The Redevelopment Plan also best advances the following economic development policies specifically listed in Volume 2 of the *Comprehensive Plan:*

- Maintain a positive, business-friendly environment by integrating customer service and a business-first attitude throughout village government.
- Support the redevelopment, infill, and rehabilitation of underutilized sites that are planned for commercial, industrial, and mixed uses in the community.
- Continue to support infrastructure improvements that drive economic activity, such as improvements to the utility, highway, and broadband networks.

Comprehensive Plan: Transportation/Official Map Recommendations

The Transportation chapter of Volume 2 of the *Comprehensive Plan* includes the Future Transportation/Official Map, which also serves as the village's statutory Official Map. That map identifies the following potential highway and road improvement projects within and near the Redevelopment Area:

- Planned road (re)construction projects for Weston Avenue and County Road X.
- Suggested improvements to the intersections of County Road X with Schofield Avenue, East Jelinek Avenue, Monterrey Street, and Barbican/Community Center Drive.

Through the Transportation chapter and elsewhere in the *Comprehensive Plan,* the village also supports increased opportunities for biking and walking. Pedestrian improvements should be included in any intersection improvement within the Redevelopment Area.

County Road X Corridor Plan

The *County Road X Corridor Plan* includes the village's vision for the County Road X (Camp Phillips) Corridor from Ross Avenue on the north end to just south of Weston Avenue on the south end (Transport Way). The entirety of the Redevelopment Area is encompassed within the planning area of the *County Road X Corridor Plan* and the *Plan's* vision for the Area is further articulated in Section F: Proposed Land Use and Redevelopment Projects.

Much of the Corridor between Community Center Drive/Barbican Avenue and Schofield Avenue is planned for mixed use and commercial redevelopment. Through this Redevelopment Plan, the 2017 TID #1 Project Plan and the *County Road X Corridor Plan*, the village desires to be in a position to facilitate and assist such redevelopment, when property owners are interested and per the terms of these plans. Maps 5a and 5b, reproduced from the *County Road X Corridor Plan*, provide a vision for planned land uses in this area. These may include retail and service businesses, restaurants, groceries, offices, mixed commercial/residential projects, and modern apartment complexes. Most redevelopment projects will require assembly of several properties and cooperation from multiple property owners.

Also through the *County Road X Corridor Plan*, the village contemplates several improvements for County Road X. These are generally represented on Maps 5a and 5b.

Broadband Technology Plan Recommendations

Recognizing the importance of broadband technology in facilitating economic development, the village collaborated with the Town of Weston to prepare a *Broadband Technology Plan*, which the village adopted in 2016. The *Broadband Technology Plan* identifies recommendations to improve the availability and quality of high-speed internet service.

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F. Proposed Land Use and Redevelopment Projects

Redevelopment Area #3 encompasses most of the land planned for redevelopment within the *County Road X Corridor Plan*. The *County Road X Corridor Plan*, approved by the Village Board in February 2017, proposes a mix of residential, office, retail, and commercial development along this Corridor, broken into two subdistricts.

Central Redevelopment Subdistrict

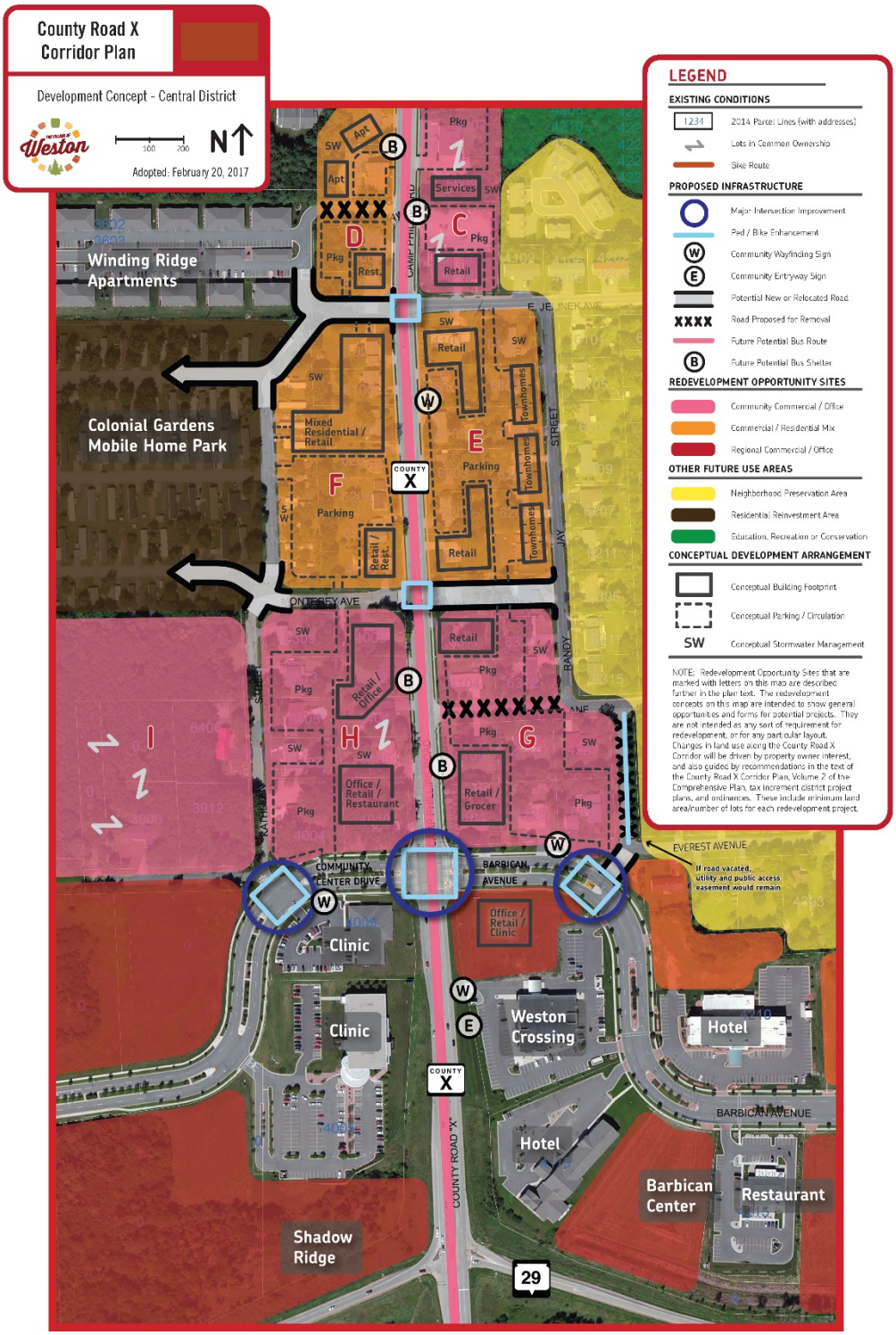
This Subdistrict Area focuses on the part of the County Road X Corridor between Schofield Avenue and Highway 29. Priorities for this area include:

- Promoting land assembly and commercial redevelopment at the northeast and northwest corners of County Road X and Community Center Drive/Barbican Avenue.
- Promoting new mixed commercial and multiple family residential redevelopment for lands between Community Center Drive/Barbican Avenue and Schofield Avenue, in accordance with detailed design and land assembly guidelines and perhaps as a longer-term effort than for lands closer to Community Center Drive.
- Working with Marathon County and adjacent land owners to reconstruct County Road X as a multi-function roadway, including reduced driveway access where possible for better through traffic movement and safer opportunities for pedestrian movement.
- Preserving stable single family residential areas, particularly east of County Road X, and promoting reinvestment in or redevelopment of the mobile home parks.
- Enhancing this portion of County Road X as the primary gateway to Weston, through improved gateway and way finding signage, high-quality buildings, and appealing gathering places.

The *County Road X Corridor Plan* suggests four potential Redevelopment Opportunity Sites within Redevelopment Area #3. These sites are generally in single-family residential use at the time of writing, do not take advantage of the high traffic corridor, and unnecessarily contribute to congestion along County Road X. As shown on Maps 5a and 5b, these sites included:

- **Redevelopment Opportunity Site C.** This site is planned for development of up to two commercial redevelopment projects, with retail, dining and service uses being the most appropriate.
- **Redevelopment Opportunity Site D.** The *County Road X Corridor Plan* envisions this as a future area for multifamily residential use through redevelopment and realignment of the intersection of County Road X and East Jelinek Avenue.
- **Redevelopment Opportunity Site E.** This redevelopment area extends east to Randy Jay Street and is planned for a mixed use redevelopment which may include retail buildings along County Road X transitioning to townhome development to the east, as one concept.
- **Redevelopment Opportunity Site F.** This site extends westward to East Monterey Avenue and is planned for commercial uses along County Road X and possibly a mixed commercial/residential building and supporting parking facilities.

Map 5a: Proposed Land Use and Redevelopment Projects, Central Subdistrict



Northern Redevelopment Subdistrict

This subdistrict focuses on the part of the County Road X Corridor between, and including, Ross and Schofield Avenues. However, only uses near the Schofield Avenue intersection are planned for redevelopment and inclusion in Redevelopment Area #3 at this time. Priorities for the Northern Redevelopment Subdistrict include:

- Promoting commercial redevelopment at the northeast and southeast corners of County Road X and Schofield Avenue.
- Preserving stable single family residential areas, particularly southeast of the Weston Elementary School, and promoting reinvestment in multiple family areas mainly west of the School.
- Working with Marathon County and adjacent land owners to reconstruct the County Road X/Schofield Avenue intersection.

The *County Road X Corridor Plan* establishes two Redevelopment Opportunity Sites within the Northern Redevelopment Subdistrict. Both sites are situated at the intersection of Schofield Avenue and County Road X.

- **Redevelopment Opportunity Site A.** This site is located in the northeastern quadrant of the intersection of Schofield Avenue and County Road X. Redevelopment Opportunity Site A is envisioned for additional retail and restaurant use and possibly a Park and Ride facility.
- **Redevelopment Opportunity Site B.** Site B is located at the southeast corner of the intersection of County Road X and Schofield Avenue. ~~This~~ Site B is planned for continued and expanded commercial service uses as well as access reconfiguration to improve vehicle and pedestrian safety.

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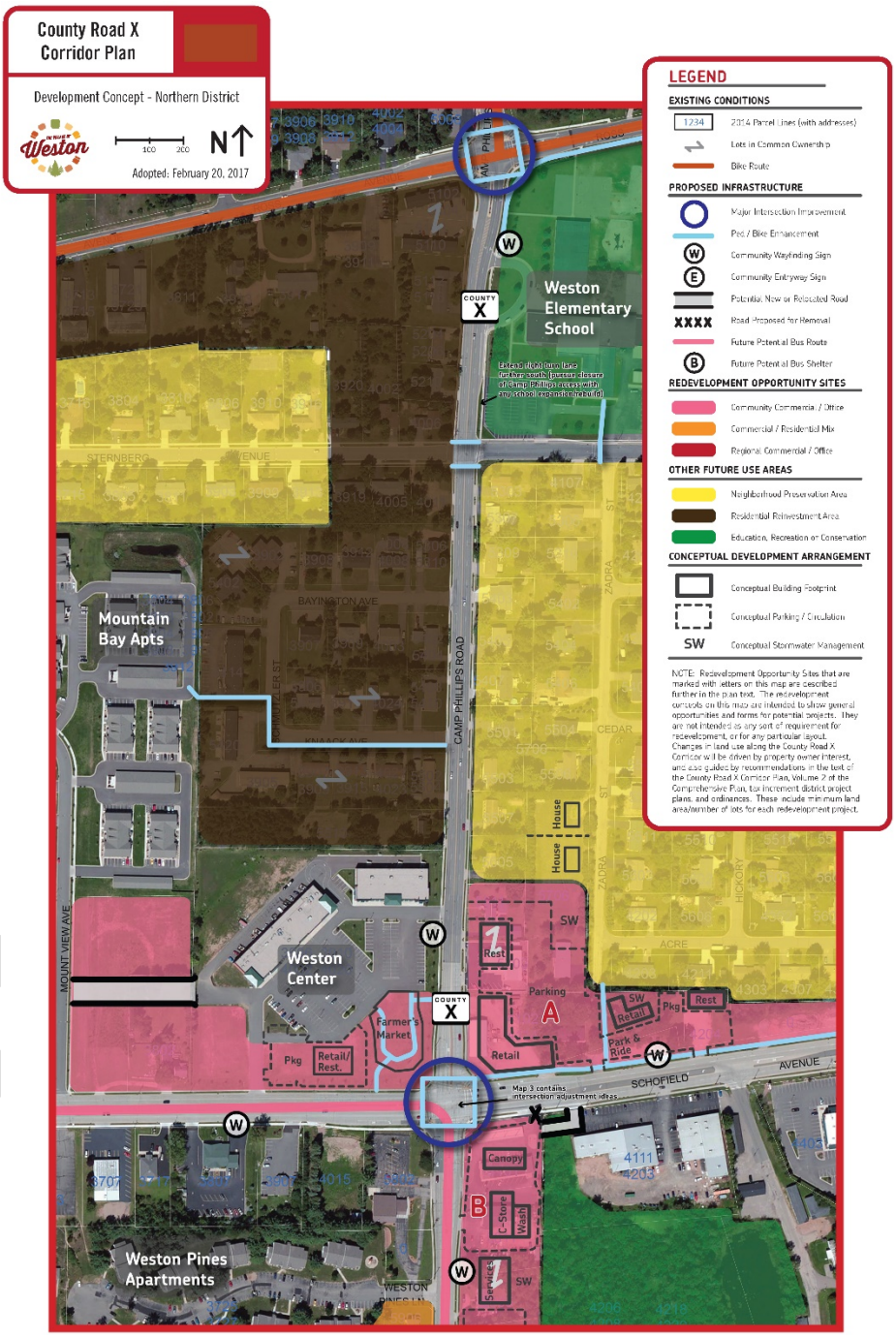
Map 5b: Proposed Land Use and Redevelopment Projects, Northern Subdistrict



G. Project Implementation

Redevelopment projects, public infrastructure projects, and potential development incentive expenditures have been identified in the ~~2018~~ Tax Incremental District No. 1 Project Plan, Amendment #2. Incentives and/or private sector funding may be used for the demolition of existing structures, removal of materials, assistance with environmental clean-up, site preparation, and construction of new development. Public/private sector cooperative activities may take place to comprehensively implement this Redevelopment Plan. In the redevelopment process, development agreements will be negotiated to assure the quality of development and the fulfillment of the public purpose of this Redevelopment Plan and the Tax Incremental District No. 1 Project Plan, as amended.

H. Proposed Site Improvements and Utilities

A detailed list of project activities is available in the ~~2018~~ Tax Incremental District No. 1 Project Plan, Amendment #2. Public project activities include, but are not limited to:

- Public infrastructure improvements (e.g., utility construction and extension, street reconstruction, etc.)
- Aesthetic improvements (e.g., gateway features, landscaping, design work, etc.)
- Site assemblage, cleanup, and preparation, including removal of existing buildings
- Administration

Central to this Redevelopment Plan are public improvements for the redevelopment of underutilized properties, business stimulation and support, public circulation and safety, streetscaping, landscaping, and private redevelopment.

I. Standards for Population Density, Land Coverage, and Building Intensity After Development

Properties in the Redevelopment Area will be developed in accordance with applicable municipal zoning, subdivision, and other land use regulations.

J. Present and Potential Equalized Value

As of January 1, 2017, the equalized value of the Redevelopment Area #3 was $ $11,811,400~~14,823,800~~. This is based on information reproduced in Appendix A.

The Village projects that the future equalized value of Redevelopment Area #3 could total $~~55~~46,7~~5~~99,200 if nearly all land redevelops in accordance with the *County Road X Corridor Plan*. ~~-~~This represents a potential tax base increase in equalized value of $34,987,800~~40,775,400~~ associated with anticipated and desired redevelopment projects. ~~These totals do not, however, include any redevelopment of the Colonial Garden Mobile Home Park. If redevelopment of this 31.65 acre parcel were to occur, these totals would be substantially higher.~~

The *Corridor Plan* presents an ideal vision for future redevelopment. It is unlikely that *every* parcel identified for redevelopment in the *County Road X Corridor Plan* will actually redevelop.

K. Project Financing

Financing can be accomplished in different ways. One potential method of financing includes CDA bonding as provided in Wis. Stat. § 66.1331. Principal and interest on the CDA bonds can be paid through the following three methods:

1. Revenues generated from the sale or lease of infrastructure or property.
2. Payments made to the CDA from tax increment revenues from the village receives from increased taxes on new development.
3. Special assessments for public improvements benefiting the property.

However, the village may choose to bond separately for improvements through ~~their~~ normal financing options.

Developer financed bonds may also be used to pay for improvements. In such a scenario, a development agreement between the village and the developer is first negotiated and executed. The development agreement specifies the share of the tax revenue that the village will reimburse the developer once the developer pays the taxes as billed by the village. The developer then borrows the funds. The improvements (buildings, etc.) are constructed and a tax bill stating the amount of property tax owed is sent to the developer/property owner. The developer pays the taxes and the village reimburses the previously-agreed upon amount to the developer. This reimbursement continues until the agreement has been fulfilled or the associated TID is retired, whichever occurs first.

L. Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance (including site plan review regulations), subdivision ordinance, building and construction codes, traffic ordinances, and deed restrictions.

M. Plan Amendments

This Redevelopment Plan may be amended at any time in accordance with the provisions of Wis. Stat. §66.1333(11). If the Plan is amended, a public hearing will be conducted by the CDA. All amendments to the Plan must be recommended by the CDA and approved by the Village Board by a two-thirds majority.

N. Relocation of Displaced Persons and Businesses

Persons and businesses displaced by public project activities will be relocated in accordance with applicable federal and state laws and regulations. Relocation plans associated with any project activities will be filed with the Department of Administration, Relocation Assistance, Division of Energy, Housing and Community Resources. These plans will be the basis for all relocation payments made as part of such project activities.

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O. Land Acquisition and Disposition

It is possible that either the village or the CDA will acquire land as a result of implementation of this plan. All negotiations will follow the legal requirements imposed on the village and CDA for land acquisition. Private entities may also acquire land for redevelopment or other purposes within Redevelopment Area #3. They are not subject to the same legal requirements as is the village or CDA.

P. Termination

This Redevelopment Plan and Area may terminate on the date of retirement of TID #1. However, they could remain in effect for a longer period of time upon determination by the Village Board.

Q. Blighted Area Finding

Urban redevelopment is done to effect removal of blight, promote economic development, enhance community character, and increase the overall quality of life in a community.

MDRoffers Consulting LLC, a Madison-based urban planning and economic development consulting firm, evaluated the property in the Redevelopment Area with Village Planning and Development Department staff, and subsequently found that the Redevelopment Area meets statutory requirements. In other words, the consulting firm has found that a sufficient number of properties within the Redevelopment Area are blighted and in need of rehabilitation within the meaning of the criteria set forth in §66.1333 of Wisconsin Statutes.

The criteria for defining conditions of blight in this analysis is the statutory definition of "blighted area" appear in Wis. Stat. §66.1333 (2m) "Blight elimination and slum clearance," which read as follows:

Wis. Stat. §66.1333(2m)(b)*"Blighted area" means any of the following:*

1. *An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*

2. *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*

3. *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

Wis. Stat. §66.1333 (2m)(bm) *"Blighted property" means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community*.

Properties that are in good physical condition, are properly maintained, and meet the land uses appropriate for the Redevelopment Area may still be included in the Redevelopment Area. The purpose for inclusion of these "non-blighted" properties is to comprehensively address redevelopment in the long-range planning process and encourage other property owners to upgrade their properties to accomplish the goals and objectives of this Redevelopment Plan and the TID #1 Project Plan, or due to the necessity of the boundary being contiguous.

R. Blighted Area Conclusion

Based on the above findings, it is determined that sufficient properties within the Redevelopment Area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Wis. Stat. §66.1333 for the following reasons:

- Economic blight due to properties not developed to the highest and best use.
- Vacant and/or obsolete residential structures.
- Physical and/or visual deterioration of the buildings and site improvements.
- Inappropriate parcel sizes, configurations, and land use within the context of the surrounding area and future development plans.
- Buildings and driveways sited and designed in a manner that do not conform to modern transportation access standards and present safety concerns for vehicles, cyclists, and pedestrians.

It is determined that physical and economic conditions exist that, if left unattended, would continue to impair and impede the sound and safe growth within the Redevelopment Area. Only through comprehensive redevelopment of a majority of this Area will the deterioration of the subject properties substantially slow down and reverse, thereby contributing to the overall vitality of the community.

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Appendix A: Redevelopment Area #3 Blight Determination

The following pages include a parcel-by-parcel analysis of the general condition of existing structures and improvements within Redevelopment Area #3. Village staff and consultants conducted a detailed physical analysis as a part of the redevelopment planning process. Implementation of the Redevelopment Plan and associated TID #1 Project Plan, including such activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight finding is primarily based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use, visually and/or physically blighted properties, environmental concerns, obsolete land ownership, substandard buildings that are hazardous to the public welfare and transportation problems that are substantially impairing the sound growth and expansion of this area of the community. Some or all of these areas of blight may be present in the redevelopment area.

The following table is a review of the parcels within the proposed Redevelopment Area #3. Parcels have been reviewed and critiqued on an individual parcel basis. Entries in the "Parcel Label on Map" column reference the parcel labels indicated on Maps 2A through 2C in the body of this Redevelopment Plan.

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Appendix A, Redevelopment Area #3 Plan
Blight Determination Analysis
Village of Weston, WI

= **Response is "yes" to question**

Parcel Map ID Label on Map 2A or 2B	Marathon County Parcel Number	Parcel Address		Owner Name	Zoning Disrict	Acreage	Estimated Fair Market Value/ Equalized Value (2017)	Deteriorated Buildings?	Other Deteriorated Site Improvements?	Public Health, Safety, Welfare, Fire Issue?	Obsolete platting; faulty lot layout?	Diversity of Ownership?	Inadequate Provision of Air or Sanitation?	High Population Density; Overcrowding?	Defective or Inadequate Street Layout?	Tax or Special Assessment Delinquency?	Defective or Unusual Conditions of Title?	Open Land with Inadequate Access?	Comments	Parcel Map ID Label on Map 2A or 2B
0	19228081630984	5507	CAMP PHILLIPS RD	TAMMY R BALLENGER	SF-S	0.35	$133,000													0
1	19228081630978	5605	CAMP PHILLIPS RD	JEFFREY R WOOD	SF-S	0.38	$94,900													1
2	19228081630987	5611	CAMP PHILLIPS RD	ARENDTZ LLC	SF-S	0.45	$134,800													2
3	19228081630946	5703	CAMP PHILLIPS RD	ARENDTZ LLC	B-2	0.44	$266,300				■				■				Parking lot doesn't meet generally accepted standards	3
4	19228081630973	4114	SCHOFIELD AVE	BETTY C CHRISTIANSEN	B-2	1.93	$325,300	■	■	■	■				■				Older commercial bldg near street line; house on same lot	4
5	19228081630952	4111	SCHOFIELD AVE	BENDER INVESTMENTS INC	B-2	3.15	$1,320,800				■								Nonconforming building setback	5
6	19228081630971	4101	SCHOFIELD AVE	SRF RC FUNDING IV LLC	B-2	0.80	$652,700				■				■				Nonconforming pavement setback; all the way to sidewalk	6
7	19228081630967	5811	CAMP PHILLIPS RD	WESTON PROPERTIES LLC	B-2	0.87	$153,600		■		■								Nonconforming pavement setback; all the way to sidewalk	7
8	19228081740035	0	CAMP PHILLIPS RD	FIRST WISCONSIN NATL BANK	B-2	0.34	$27,600				■				■				Bank access on separate parcel from bank	8
9	19228081630972	5905	CAMP PHILLIPS RD	WESTON PROPERTIES LLC	B-2	0.57	$106,000		■		■				■				Gravel driveway	9
10	19228081740036	5906	CAMP PHILLIPS RD	PAUL B STANKOWSKI	MF	0.35	$140,000													10
11	19228081630010	5907	CAMP PHILLIPS RD	VINCENT L GAU	MF	0.55	$247,200		■		■								Gravel driveway; business across parcels; old sign	11
12	19228081740037	5910	CAMP PHILLIPS RD	STEVEN A KRUGLER	MF	0.35	$220,500	■	■				■						Damaged door and trim; overgrown landscaping	12
13	19228081630009	5909	CAMP PHILLIPS RD	VINCENT L GAU	MF	0.50	$41,400		■	■	■							■	Business across parcels; obvious run-off/erosion; old sign	13
14	19228081630951	4302	E JELINEK AVE	JAMES & MARY SCHOLES	2F	0.39	$221,900							■					Front yard parking in landscaped area	14
15	19228081630950	4306	E JELINEK AVE	JOHN P KUKULKA	2F	0.40	$212,700				■								Building oriented sideways and at or over lot line	15
16	19228081630008	0	CAMP PHILLIPS RD	CRESTWOOD MANAGEMENT LLC	MF	0.50	$33,100		■	■					■			■	Gravel drive/parking; run-off/erosion; unscreened dumpsters	16
17	19228081740214	6002	CAMP PHILLIPS RD	OWG LLC	SF-S	0.52	$137,100	■			■				■				Deteriorated roof; damaged stoop; outdated building style	17
18	19228081630954	4202	E JELINEK AVE	ADAM CONN	2F	0.32	$184,300	■				■			■				Deteriorated and wide driveway	18
19	19228081630955	4106	E JELINEK AVE	DNA PROPERTY RENTALS LLC	2F	0.28	$185,000	■				■			■				Deteriorated and wide driveway	19
20	19228081630956	4102	E JELINEK AVE	MATTHEW D DASSOW	2F	0.29	$185,400	■				■			■				Deteriorated and wide driveway	20
21	19228081630007	6009	CAMP PHILLIPS RD	CRESTWOOD MANAGEMENT LLC	MF	0.53	$451,800		■		■				■				Buildings front on Jelinek; deteriorated driveway pavement	21
22	19228081740213	6006	CAMP PHILLIPS RD	OWG LLC	SF-S	0.54	$145,000		■		■				■				Gravel driveway	22
23	19228082120018	6102	RANDY JAY ST	STEVEN R MEDINA	SF-S	0.39	$104,100	■	■		■								Deteriorated roof and driveway; small lot size	23
24	19228082120001	4101	E JELINEK AVE	MICHAEL S WASILCZUK	SF-S	0.38	$130,700				■								Lot size too small for redevelopment	24
25	19228082010007	6102	CAMP PHILLIPS RD	CYNTHIA H WILKE	SF-S	0.56	$90,900	■	■					■					Roof, garage, and stoop disrepair; yard parking; small lot	25
26	19228082120017	6104	RANDY JAY ST	FRANK E STANKOWSKI	SF-S	0.35	$125,300		■		■								Driveway deteriorated; small lot size	26
27	19228082120002	6103	CAMP PHILLIPS RD	PATRICIA A BARTZ	SF-S	0.35	$100,900				■								Lot size too small for redevelopment	27
28	19228082010006	6106	CAMP PHILLIPS RD	XOHNHIA MOUA	SF-S	0.41	$104,900													28
29	19228082010005	6110	CAMP PHILLIPS RD	HIND GAUTAM	SF-S	0.41	$96,200													29
30	19228082120016	6108	RANDY JAY ST	NICOLE K RAKOVEC	SF-S	0.35	$107,600		■		■								Driveway deteriorated; small lot size	30
31	19228082120003	6105	CAMP PHILLIPS RD	GERALD R SCHRAML	SF-S	0.35	$99,900				■								Lot size too small for redevelopment	31
32	19228082010004	6202	CAMP PHILLIPS RD	CHRISTINA A KELNHOFER	SF-S	0.41	$90,900	■											Roof deteriorated	32

33	19228082120015	6202	RANDY JAY ST	JODY M RUBENZER	SF-S	0.35	$100,300												Gravel driveway; small lot size	**33**
34	19228082120004	6203	CAMP PHILLIPS RD	KENNETH A MORIEN	SF-S	0.35	$110,600												Lot size too small for redevelopment	**34**
35	19228082010003	6206	CAMP PHILLIPS RD	DEBRA A KAETTERHENRY	SF-S	0.41	$103,100													**35**
36	19228082120014	6206	RANDY JAY ST	JUDY SCHREIBER	SF-S	0.35	$112,900													**36**
37	19228082120005	6207	CAMP PHILLIPS RD	JAMES J VANDEN HOOGEN	SF-S	0.35	$100,600												Lot size too small for redevelopment	**37**
38	19228082010002	6210	CAMP PHILLIPS RD	RICHARD H OLSON	SF-S	0.41	$94,200												Rot/damage to several bldg parts; possible foundaton issue	**38**
39	19228082120013	6210	RANDY JAY ST	RYAN D JAEGER	SF-S	0.35	$97,200													**39**
40	19228082120006	6211	CAMP PHILLIPS RD	STUART J TAUBE	SF-S	0.35	$120,300												Lot size too small for redevelopment	**40**
41	19228082010001	4006	E MONTEREY AVE	ARTHUR W HAYNES	SF-S	0.41	$124,900													**41**
42	19228082120012	6306	RANDY JAY ST	JEFFREY A HANKE	SF-S	0.35	$119,600												Two driveway openings; deteriorated driveway; yard parking	**42**
43	19228082120007	6305	CAMP PHILLIPS RD	TENG VANG	SF-S	0.36	$118,300												Rot, gutter, and front porch damage; peeling paint; small lot	**43**
44	19228082010012	4005	E MONTEREY AVE	DAVID M BARWICK	SF-S	0.44	$118,600													**44**
45	19228082010013	6309	KATHLEEN ST	MARIA GLORIA BEDOLLA	SF-S	0.43	$123,500													**45**
46	19228082120011	6310	RANDY JAY ST	KENNETH J SALINAS	SF-S	0.35	$105,400													**46**
47	19228082120008	6311	CAMP PHILLIPS RD	DAVID L ASCHENBRENNER	SF-S	0.36	$103,500												Lot size too small for redevelopment	**47**
48	19228082010011	6312	CAMP PHILLIPS RD	GARY J LUEBBE	SF-S	0.40	$109,700													**48**
49	19228082010014	6313	KATHLEEN ST	SA SOR LEE	SF-S	0.39	$143,000												Deteriorated gutter, siding, garage, driveway	**49**
50	19228082120010	6312	RANDY JAY ST	RONALD & SANDRA CONSOLVER	SF-S	0.33	$108,900												Missing paint; siding damage; gravel driveway, dead trees	**50**
51	19228082120009	4104	DOUGLAS LN	LEWIS W PERKINS	SF-S	0.35	$112,300												Lot size too small for redevelopment	**51**
52	19228082010010	6404	CAMP PHILLIPS RD	MAIN ST HOMES INC	SF-S	0.40	$121,100													**52**
53	19228082010015	6405	KATHLEEN ST	JAMES S ANKLAM	SF-S	0.39	$154,800													**53**
54	19228082010989	6406	KATHLEEN ST	MABLE C FAWLEY	SF-S	0.84	$139,900													**54**
55	19228082010997	0	E EVEREST AVE	MICHAEL W ROMA	SF-S	0.82	$7,500												Landlocked parcel with no street access	**55**
56	19228082010995	0	E EVEREST AVE	MICHAEL W ROMA	SF-S	0.57	$1,700												Long, narrow lot may have been envisioned for road at 1 time	**56**
57	19228082120021	4203	DOUGLAS LN	BARBARA E LESAGE	SF-S	0.48	$144,000													**57**
58	19228082120020	4115	DOUGLAS LN	RYAN K BECK	SF-S	0.48	$120,700													**58**
59	19228082120019	4109	DOUGLAS LN	RM STEPHENS LLC	SF-S	0.50	$120,300													**59**
60	19228082010009	6406	CAMP PHILLIPS RD	RM STEPHENS LLC	SF-S	0.40	$121,000												Deteriorated shed; overgrown landsacping	**60**
61	19228082010016	6407	KATHLEEN ST	KATHY M COMBS	SF-S	0.39	$153,100													**61**
62	19228082010008	4010	E EVEREST AVE	ALBERTO H ARAYA	SF-S	0.69	$143,700												Paint missing; dying trees; may be missing copper pipe	**62**
63	19228082120022	6410	ROBIN ST	LIA CHANG	SF-S	0.48	$178,600													**63**
64	19228082010017	4004	E EVEREST AVE	ASPIRUS WAUSAU HOSPITAL	SF-S	0.79	$202,900													**64**
65	19228082120023	4108	E EVEREST AVE	TAMRA M PLEIN	SF-S	0.48	$117,600												Deteriorated roof; bus parked in driveway; weed issues	**65**
66	19228082010998	3906	E EVEREST AVE	MICHAEL W ROMA	SF-S	0.88	$133,100												Old and new streets create unusual access situation	**66**
67	19228082120024	4104	E EVEREST AVE	RM STEPHENS LLC	SF-S	0.49	$117,800													**67**
68	19228082010988	3912	E EVEREST AVE	GERALD FIEBKE	SF-S	0.85	$114,000												East Everest stub at odd angle	**68**
69	19228081630947	5706	ZADRA ST	MARY ANN AUGUSTINE	SF-S	1.77	$140,800												Largely undeveloped; Zadra-only access inhibits development	**69**
70	19228081630962	4206	E JELINEK AVE	OWS LLC	MF	6.78	$780,100													**70**
TOTAL						44.33	$ 11,811,400													

Date Updated: 10/24/18