

**WESTON BUSINESS PARK  
REDEVELOPMENT PLAN**  
*for the*  
**VILLAGE OF WESTON, WISCONSIN**  
(Tax Incremental District No. 1)

*Community Development Authority*  
*of the*  
*Village of Weston, Wisconsin*

*November 2002*

## **I. INTRODUCTION**

The creation of a Redevelopment Area and the adoption of the Redevelopment Plan is proposed by the Village of Weston and the Community Development Authority of the Village of Weston in order to advance the development objectives of the community.

The adoption of this Redevelopment Plan is occurring because the Community Development Authority (“CDA”), through this Redevelopment Plan, is assisting the Village of Weston with implementing the Project Plan for Tax Incremental District No. 1 (“TID No.1”). Tax Incremental Financing is the financing vehicle to be used for the expansion of TID No. 1

The expansion of the Weston Business Park is a project that is desirable for the increased job opportunities it will provide, as well as the increase to the manufacturing tax base which will reduce the tax burden on property owners.

## **II. STATE AND LOCAL REQUIREMENTS**

Subsection 66.1333(6)(b) 2, Wis. Stats., provides that a Project Area Redevelopment Plan shall “conform to the general plan of the Village and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area, and shall include, without being limited to, a statement of the boundaries of the project area; a map showing existing uses and conditions of real property therein; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage, and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes, if any, in zoning ordinances or maps and building codes and ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for the relocation of families to be displaced from the project area.”

## **III. DESCRIPTION OF PROJECT**

### **A. Plan Objectives**

1. The property within the Redevelopment Area is currently underutilized and has been determined to be a “blighted area” under definition of Section 66.1333(2m)(b), Wis. Stats., due to stormwater runoff problems, multiple property ownership, neglected and dilapidated properties, lack of sufficient traffic facilities and lack of municipal water and sewer services. Redevelopment will address these blighted conditions.
2. To complement and continue the Village of Weston’s ongoing industrial and economic development program.
3. Provide for various types of financing alternatives for development of industrial economic development sites.
4. Enhance the visual and physical characteristics of the area by controlling development consistent with established master planning and zoning.

5. Promote the development of the Redevelopment Area for suitable industrial sites, which will result in the expansion of the property tax base and add to the quality of life present within the Village.
6. Generate long-term employment opportunities for residents.

B. Proposed Renewal Actions

Passage and implementation of this Redevelopment Plan will require a combination of public and private undertakings and activities which are broadly described in Section 66.1333, Wis. Stats. and may include primarily, without limitations hereof or obligation by the Community Development Authority, the following:

1. Issuance of lease revenue bonds for eligible public purpose development, and/or to refinance certain obligations previously incurred by the Village within the redevelopment area.
2. Acquisition by the Authority or the Village of certain real property in the redevelopment project area for utilization by the Authority or Village to accommodate certain infrastructure requirements.
3. Provide for the installation, construction and development of project improvements, including streets, service roads, storm sewer improvements and utilities, if deemed necessary to support land uses in the area.
4. Issuance of conduit obligations on behalf of private entities for private redevelopment projects where it is deemed appropriate by the Authority and Village.

C. Redevelopment Area Boundaries

The Redevelopment Area will have the same boundaries as those identified in the Project Plan for Tax Incremental District No. 1

D. Land Use Provisions and Building Requirements

A major objective of this project is to secure the rehabilitation and functional use of selected areas within Redevelopment Area for industrial purposes. All development proposals must comply with the land use provisions and building requirements set forth herein, the Village of Weston Master Plan 2020's Land Use Plan and Zoning Code. Development will be carried out pursuant to development agreements between the Village of Weston and developers. Any other specific requirements established by the Authority as a condition precedent to the granting of financing under the provisions of Section 66.1333, Wis. Stats. will also be considered.

1. Land Use

The use of land within the project area shall be restricted to uses permitted under the Village's existing zoning requirements that are identified and described within the Village of Weston zoning ordinance. All areas within the Redevelopment Area are zoned Suburban Industrial.

2. Exterior Design, Building Materials and Colors  
Building design, construction materials, color, finish and general exterior treatment shall be acceptable to the Authority, compatible with, and complementary to the specific structure and to existing buildings in the surrounding area. All work shall be carried out in accordance with any loan and land use provisions and building requirements which may be required by the Community Development Authority and/or Village of Weston to achieve the objectives of this plan.
3. Permits  
All permit applications for new construction within the Redevelopment Area, including substantial remodeling, conversion or rebuilding, enlargement or extension or major structural improvements on existing buildings and infrastructure, shall be in compliance with Village of Weston zoning requirements and building permit application procedures.

E. Duration of Land Use Provisions and Building Requirements

These land use provisions and building requirements enumerated above shall be in full force and effect from the date this Redevelopment Plan is certified by the Community Development Authority and the Village Board so resolves, as provided by Section 66.1333(6)(e) Wis. Stats. They will continue to be in force and effective indefinitely, unless abolished, altered or otherwise amended by resolution of the Village of Weston Village Board.

#### IV. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

The following general statements, maps and information are presented in compliance with state statutory requirements and local regulations and planning.

A. Conformance to the Master Plan of the Village of Weston

This Plan is based on the TID No.1 Project Plan that was duly considered by the Community Development Authority of the Village of Weston at a meeting of the Community Development Authority on November 18, 2002, and a Village Board meeting conducted on November 18, 2002, and was determined to be in conformity with the Village's Master Plan.

B. Relationship to Definite Local Objectives

This Plan has been established to conform with the following Village of Weston objectives:

1. Appropriate Land Use  
The proposed land uses will be in conformance with those set forth in the Village of Weston Master Plan 2020's Land Use Plan and with those permitted by the Village Weston Zoning Code.

2. Architectural Review  
The Village of Weston will study and propose future zoning requirements as needed to insure architectural integrity in the Redevelopment Area.
3. Traffic Considerations  
Proposed street construction and intersection improvements to facilitate development are anticipated. The scope of work may require all or some of the following: right of way acquisition, land assembly, grading, gravel, curb and gutter, asphalt, street lights, traffic signals and related appurtenances.
4. Public Transportation  
Currently, there are no plans to provide additional public transportation to service the Redevelopment Area.
5. Public Utilities  
This Plan requires infrastructure improvements within the area including extension of mains or laterals for storm sewer, sanitary sewer and water. Also, expansion of existing electrical power systems, street/traffic signal improvement, railroad spur-line expansion and signage, lighting, and landscaping is anticipated. Additional improvements not contemplated in this plan may be done by the Village of Weston through inclusion of the project(s) in the Village's annual Capital Improvements Program.
6. Recreational and Community Facilities  
The redevelopment projects envisioned will not be associated with recreational or community facilities.
7. Other Public Improvements  
Site development activities required to make the sites within the Redevelopment Area developable include, but are not limited to, environmental studies, landscaping, stripping/grading and the replacement of topsoil, and razing existing structures; along with the construction of access drives; parking areas, storm sewers, and storm water detention areas, the relocation of streets, power lines, signs, and fencing, and related activities.

C. Statement of Project Area Boundaries

A map depicting the boundaries of the Redevelopment Area is shown in Attachment 1.

D. Existing Land Uses and Conditions of Real Property

Existing uses and the condition of real property are shown as Attachment 2.

E. Land Use Plan of Proposed Uses

Proposed uses of land within the Redevelopment Area are shown in Attachment 3.

F. Site Improvements and Public Utilities to Support the Land Uses

The proposed improvements to be undertaken within the Redevelopment Area are shown in Attachment 4. A specific listing of the improvements is included in the Project Plan for TID No. 1, as amended by proposed Amendment No. 1, and is included herein by reference.

G. Standards of Population Density

The most current population figure for the Village of Weston is estimated at 12,502. Residential development will occur within the Redevelopment Area, therefore the population density is expected increase approximately 542.24 per square mile.

H. Land Coverage and Building Intensity

Anticipated land coverage includes development of approximately 2227 acres for industrial development. If development occurs as anticipated, after 15 years approximately 100 % of the available land will have been developed.

A Floor Area Ratio of 60\40 is being used to project proposed building development. The 60\40 ratio means that a 26,400 square foot building (maximum) can be constructed on a one-acre site, provided all parking and greenspace requirements are met. This is proposed to be the average density within the Redevelopment Area.

I. Present and Potential Equalized Value for Property Tax Purposes

The tax increment income projections for the project are based on the assumption that the economy will remain relatively stable. They are considered to be realistic and conservative. Total valuation for the buildings, if all are eventually constructed, will result in approximately \$200,000,000 of value added to the Village of Weston tax base over an approximately 12 year period. The equalized base value of the Redevelopment Area is \$15,241,600.

1. Approximate Present Equalized Value Land and Improvements	\$32,143,600
2. Potential Value Land and Improvements	\$183,098,000

J. Statement of Proposed Changes in Zoning Ordinances or Maps and Building Codes and Ordinances

1. Changes in the Village of Weston Zoning Codes will not be necessitated by this Redevelopment Plan.
2. Official Map. No changes in the Official Map are necessitated by the Redevelopment Plan.
3. Changes in the Village of Weston Building Codes or Ordinances are not required at this time to accommodate this Redevelopment Plan.

K. Proposed Method for the Relocation of any Displaced Persons

At this time no relocations are required or anticipated as a result of the redevelopment plan. However, if relocation is needed, a relocation plan will be prepared as required by Wis. Stats. 32.21.

**V. PROCEDURE FOR CHANGES IN THE APPROVED PLAN**

At any time after this Redevelopment Plan has been approved by both the Community Development Authority and the Village Board of the Village of Weston, it may be modified in accordance with the provisions and procedures set forth in applicable subsections of Section 66.1333, Wis. Stats., as may be amended from time to time.