

1. 07.25.23 CDA Meeting Agenda

Documents:

[07.25.23 CDA AGENDA-FINAL.PDF](#)

2. 07.25.23 CDA Mtg Packet

Documents:

[07.25.23 CDA MTG PACKET.PDF](#)

Village of Cross Plains Community Development Authority Meeting

Regular Meeting Notice and Agenda

July 25, 2023

6:00 pm

2417 Brewery Road
Cross Plains, WI 53528

Join Zoom Meeting

<https://us02web.zoom.us/j/86706878932>

Meeting ID
867 0687 8932

I. Call to Order, Roll Call, and Agenda Review

II. Public Comment

III. General Business

1. Discussion CDA Overview and Goals
2. Appointment of officers of Authority (Chairperson, Secretary/Executive Director)
3. Schedule Public Hearing with respect to Blight Finding on August 22, 2023
4. Authorize the Executive Director/Secretary to negotiate with USDA with respect to financing of the new Village Hall/Police Station
5. Discussion Village Hall/Police Station Timeline and Lease Plan

IV. Future Agenda Items

V. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or bmooney@cross-plains.wi.us

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May 11, 2021

Mr. Brian Mooney, Village Administrator
Village of Cross Plains
2417 Brewery Road
Cross Plains, WI 53528

Subject: Blighted Property Assessment

Dear Brian:

The Village has requested that we review a property along Bourbon Road for an assessment of blight. Please see below for that information.

The property in question is the area within the Village of Cross Plains, Dane County, Wisconsin, which is bounded on the south by Bourbon Road, on the north by Black Earth Creek, on the west by the Cross Plains-Berry Fire District, and on the east by a local construction company operations yard. The area can be legally described as being in the Southeast $\frac{1}{4}$, Northwest $\frac{1}{4}$, Section 3, Township 7 North, Range 7 East. The area is composed of two properties presently owned by the Village of Cross Plains, and is a 2.235-acre parcel at 1601 Bourbon Road, parcel number 113/0707-032-9740-1. The land is also described as Lot 3 of Certified Survey Map 10045. A legal description of the parcel is listed at the end of this determination.

Chapter 66.1333 (2m) (bm) of Wisconsin Statutes sets forth one definition of blighted property as "...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".

In the case of this area, it is bounded on one side by the fire district and the other by a construction company yard. Both of these adjacent uses are long-term and are no compatible with commercial use on the vacant land. The parcel in question had been available for sale for many years with no serious offers to purchase before the Village acquired the property. An environmental corridor for the adjacent Black Earth Creek precludes the ability to perform any grading at all for the northern portion of the site, while a public storm sewer and drainage easement occupies a corridor along the eastern side of the property. The two overlay conditions combine to significantly limit building footprint and parking options.

Due to the constraints on the parcel and the diversity of land use which impairs sound commercial growth in the Village of Cross Plains, this area meets the requirements of Section 66.1333 (2m) (bm) Wisconsin Statutes for “blighted property”.

Tax Property Description of Parcel 113/0707-032-9740-1
Municipality VILLAGE OF CROSS PLAINS

Property Description LOT 3 CSM 10045 CS58/301&303-5/16/2001 DESCR AS SEC 3-7-7 PRT SW1/4NW1/4 & PRT SE1/4NW1/4 (2.235 ACRES)

Please feel free to contact us with any questions or comments regarding this assessment.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

BRB:sai

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