

**CITY OF WISCONSIN DELLS**  
**COMMUNITY DEVELOPMENT AUTHORITY MEETING**  
MUNICIPAL BUILDING ~ 300 LA CROSSE STREET  
WISCONSIN DELLS, WI 53965  
**MAY 19, 2008**

Chairperson Borchner called the meeting to order at 6:00P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio and posted in accordance with State Statutes.

1. Present: Chairperson Ben Borchner, Alderperson Dan Gavinski, Alderperson Brian Holzem, Joyce Nelson, Kirk Kettleon, Jesse Leichsenring and Dan Anchor  
  
Others: City Clerk Dale Darling, Adm. Deputy Clerk Nancy Holzem, Alderperson Debbie Kinder, Police Chief Bret Anderson, Assistant City Attorney Joe Hasler, Mayor Eric Helland, Brad Boettcher from General Engineering, Cambrian Attorney Jeff Clark, Dave Anderson from PFM and Kay James from the *Dells Events*.
2. Motion by Holzem seconded by Anchor to approve the minutes of the March 17, 2008 CDA meeting. Motion carried unanimously.
3. Chairperson Borchner declared the informational Public Hearing open on the blight determination of property owned by Cambrian Development. The city's financial advisor Dave Anderson stated that in order for the CDA to provide financing for that area, it must be declared blighted. Brad Boettcher from General Engineer stated that the property in question is down Grand Cambrian Drive from the railroad tracts to the river. Total acreage is approximately 63 acres. In a letter received from Attorney Jeff Clark, Cambrian Development believes the property to be blighted for the following reasons:
  - a. The entire property lying south of the Canadian Pacific Railroad is inaccessible to the general public and unable to be serviced by modern day fire and emergency equipment. The existing private at-grade crossing constitutes a significant and substantial health and safety condition endangering the life and property of those using the at-grade crossing as well as to the train and train traffic itself in the event of an accident.
  - b. No part of the property is served by public sewer, water or electricity, the lack of which is severely impairing and arresting the growth of the city. Attempted development on private wells and waste disposal systems would potentially endanger the water aquifer and in the event of failed systems, would allow pollution to reach the Wisconsin River which would be detrimental to the public health and safety.
  - c. Absent construction of an adequate bridge/tunnel under the Canadian Pacific Railroad, an orderly layout of roadways and public utilities is not possible on the property thereby impeding development.

- d. The existing boat ramp on the property is deteriorated and dilapidated and is functionally obsolete.

As a member of the audience, Alderperson Debbie Kinder stated that when the Chula property was declared blighted, she could see reasons for it as there were old buildings that were in need of repair or replacement. She stated that the Cambrian land is beautiful, natural and undisturbed so she objects to it being declared blighted. Assistant City Attorney Joe Hasler stated that the word "blighted" carries all the wrong connotations. He agreed that as a matter of general aesthetics, the land does not appear to be blighted; but as a matter of law it meets some of the criteria. No one else spoke for or against. Chairperson Borchert declared the Public Hearing closed.

4. Motion by Holzem seconded by Anchor approve the following resolution:

#### **RESOLUTION NO. 3496**

#### **DETERMINING PROPERTY TO BE BLIGHTED AND SUBMITTING DETERMINATION TO THE COMMON COUNCIL FOR APPROVAL**

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WHEREAS, the properties in the City of Wisconsin Dells, Wisconsin (the "City") described in Exhibit A attached hereto (the "Properties") have been proposed as the site for various public improvements and private development projects; and

WHEREAS, the Properties have been determined by the City's staff to be "blighted properties" as defined in Section 66.1333 of the Wisconsin Statutes based on a letter prepared by Jeffrey R. Clark dated May 13, 2008 (the "Report"); and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Properties will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Community Development Authority of the City of Wisconsin Dells (the "Authority") proposes to acquire or assist the private acquisition and development of the Properties and to carry out blight elimination and urban renewal projects on the Properties, including the installation and construction of public improvements on the Properties; and

WHEREAS, pursuant to Section 66.1333(5)(c)1g. of the Wisconsin Statutes, the Authority may acquire or assist the private acquisition and development of blighted property without designating a redevelopment area boundary or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council; and

WHEREAS, on May 19, 2008 this body held a duly-noticed public hearing to determine whether the Properties are blighted, at which all interested parties were given an opportunity to express their views respecting the determination of blight for the Properties; and

WHEREAS, this body has studied the facts and circumstances relating to the Properties and the proposed acquisition and/or redevelopment of the Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section 66.1333(2m)(bm) of the Wisconsin Statutes, (ii) the Report with respect to the existence of blight on the Properties in the context of Section 66.1333 of the Wisconsin Statutes, (iii) the past and existing condition of, and the proposed uses of, the Properties, (iv) the goals and objectives of the proposed acquisition of the Properties, and (v) visual inspections of the Properties and surrounding areas by various members of the Authority and by various staff of and consultants to the City.

NOW, THEREFORE, BE IT RESOLVED, by the Community Development Authority of the City of Wisconsin Dells that:

1. The Properties described on Exhibit A attached hereto are determined to be "blighted properties" within the meaning of Section 66.1333(2m)(bm) of the Wisconsin Statutes.
2. The finding of blight and the proposed acquisition and/or redevelopment of the Properties for the purpose of carrying out blight elimination and urban renewal projects shall be submitted to the Common Council for review and approval.

Motion to approve the resolution carried unanimously.

5. Dave Anderson stated that in the Developer's Agreement the city is required to pay \$1.5 million to Cambrian within 90 days of the start of construction on the bridge. Construction has begun so the city needs to put the financing in place to make this payment. The committee reviewed the financing plan for the debt issuance along with Cambrian's projected growth and the overall projections for TIF No. 3 which includes Chula and the downtown area.
6. Issuance of bonds and approval of the Amended and Restated Lease Agreement with the City will be addressed at the next meeting on **Monday, June 30, 2008**.
7. Motion by Holzem seconded by Anchor to adjourn. Motion carried unanimously and the meeting adjourned at 6:15P.M.

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Nancy R. Holzem  
Adm. Deputy Clerk/Treasurer  
Distributed 05/20/08