

VILLAGE OF WINDSOR  
ORDINANCE 2016-23

AMENDMENT OF COMMUNITY DEVELOPMENT AUTHORITY ORDINANCE  
Section 2-255 of Windsor Code of Ordinances

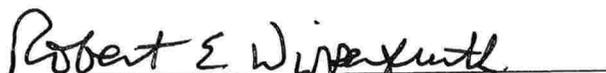
THE VILLAGE BOARD FOR THE VILLAGE OF WINDSOR, LOCATED IN DANE COUNTY, WISCONSIN, DOES HEREBY ORDAIN AS FOLLOWS:

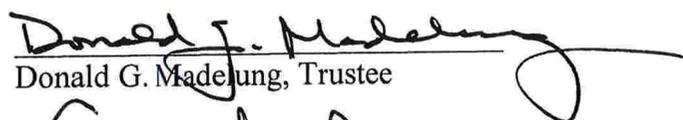
**SECTION ONE:** Section 2-255, which sets forth the authority of the Community Development Authority in the Village of Windsor, is hereby amended to read as set forth on the attached Exhibit A, which is incorporated by reference as if set forth in full herein.

**SECTION TWO:** This Ordinance shall become effective following its adoption by the Village Board and publication or posting in the manner required by law.

The above and foregoing Ordinance was adopted at a duly noticed meeting of the Village Board of the Village of Windsor held on August 30, 2016, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

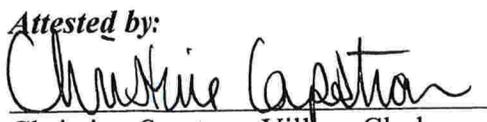
  
Robert E. Wipperfurth, Village President

  
Donald G. Madelung, Trustee

  
Bruce R. Stravinski, Trustee

  
Alan Buchner, Trustee

  
Monica M. Smith, Trustee

Attested by:  
  
Christine Capstran, Village Clerk

Published: September 8, 2016

Effective: September 9, 2016

**Incorporated by Reference:**  
Exhibit A: Amendment of Windsor Ord. Section 2-255

EXHIBIT A

AMENDMENT OF COMMUNITY DEVELOPMENT AUTHORITY ORDINANCE

SEC. 2-255 OF THE WINDSOR CODE OF ORDINANCES SHALL BE AMENDED TO READ AS FOLLOWS:

Sec. 2-255. - Community Development Authority.

- (a) Findings and declaration of necessity. Prior to incorporation of the Village of Windsor in 2015, the Town Board of Supervisors made certain findings and declarations of necessity which are hereby ratified and confirmed by the Village Board as set forth herein. The Village Board hereby finds that a need for blight elimination, slum clearance, urban renewal and community development programs and projects and housing projects exists in the Village. In particular, areas exist in the Village which are predominantly open and which, because of obsolete platting, diversity of ownership, or deterioration of structures or site improvements, substantially impairs the sound growth of the Village. The Village Board specifically finds that a Community Development Authority functioning within the Village constitutes a more effective and efficient means of carrying out blight elimination than the creation of redevelopment authority to accomplish such purposes. The necessity in the public interest for the provisions of this section is also hereby declared as a matter of legislative determination of the Village Board.
- (b) Creation. Pursuant to the authority granted to towns under Wis. Stats. § 66.1341, the Town Board of Supervisors created a "Community Development Authority of the Town of Windsor." Following incorporation of the Town of Windsor as the Village of Windsor in 2015, the CDA shall be known as the "Community Development Authority of the Village of Windsor." (The Community Development Authority of the Village of Windsor is sometimes referred to herein as the "Community Development Authority" or the "CDA.") The Community Development Authority has been authorized and organized in accordance with Wis. Stats. § 66.1335. It is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing project. The powers and duties of the CDA shall be as detailed in Wis. Stats. § 66.1335(4).
- (c) Composition. The Community Development Authority shall consist of seven residents, including two Trustees, having sufficient ability and experience in the fields of urban renewal, community development and housing, who shall serve as the commissioners of the Community Development Authority. The powers of the Community Development Authority shall be vested in, and exercised by the commissioners in office from time to time.
- (d) Compensation; expenses. Commissioners may receive compensation for their services, and are entitled to reimbursement of their actual and necessary expenses, including local travel expenses, incurred in the discharge of their duties.
- (e) Appointment; term. The commissioners of the Community Development Authority shall be appointed by the Village President, and confirmed by the Village Board. Two of the commissioners shall be Board members and shall serve during their terms of office as Village Trustees. The terms of commissioners who are not Village Trustees shall be four years and until their successors are appointed and qualified, unless a commissioner's term ends earlier because of a commissioner's change of residence, removal, resignation, incapacity or death.
- (f) Vacancies. Whenever a vacancy shall occur, a resident satisfying the requirements set forth in this division shall be appointed by the Village President and confirmed by the Village Board to fill the unexpired term.
- (g) Officers. The members of the Community Development Authority shall elect at its first meeting in May of each year a chairperson and vice-chairperson from among its membership, and shall keep a public record of its resolutions, transactions and findings.

- (h) Executive Director. Under the supervision and direction of the Community Development Authority, an individual shall be appointed to perform administrative duties and direct and manage the established initiatives that will further the goals and objectives of the CDA.
- (i) Powers and duties. The Community Development Authority shall have all the powers, duties and functions of a housing authority pursuant to Wis. Stats. § 66.1201, and of a redevelopment authority pursuant to Wis. Stats. § 66.1333, and all projects relating to housing, blight elimination, slum clearance, urban renewal and redevelopment initiated by the Community Development Authority and approved by the Village Board shall be undertaken and carried out pursuant to the housing authority law and Wis. Stats. § 66.1333, as determined by the Village Board on a project-by-project basis. In addition, the Community Development Authority shall have such other powers, duties and functions relating to community development as are conferred upon it by the Village Board from time to time.
- (j) Evidence of authority. A certified copy of the ordinance from which this section is derived shall be filed with the Village Clerk, and shall be prima facie evidence of the Community Development Authority's right to transact business, and such ordinance shall not be subject to challenge because of any technicality. In any suit, action or proceeding commenced against the Community Development Authority, a certified copy of the ordinance from which this section is derived shall be deemed conclusive evidence that the Community Development Authority is established and authorized to transact business and exercise its powers pursuant to Wis. Stats. §§ 66.1011 and 66.1335.
- (k) Construction. The powers conferred upon the Community Development Authority shall be in addition and supplemental to the powers conferred by any other law. This section and the powers granted hereunder shall be construed liberally to effectuate its purposes.

(Ord. No. 97-3, 3-20-1997; Ord. No. 2013-06, § 1, 12-5-2013)

**State Law reference**— Local equal opportunities for housing, Wis. Stats. § 66.1011; blight elimination and slum clearance, Wis. Stats. § 66.1333; housing authorities, Wis. Stats. § 66.1201.

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- (b) Creation. Pursuant to the authority granted to towns under Wis. Stats. § 66.1341, there-the Town Board of Supervisors hereby created a "Community Development Authority of the Town of Windsor." Following incorporation of the Town of Windsor as the Village of Windsor in 2015, the CDA shall be known as the "Community Development Authority of the Village of Windsor." (The Community Development Authority of the Town-Village of Windsor is sometimes referred to herein as the "Community Development Authority" or the "CDA.") The Community Development Authority has been authorized and organized in accordance with Wis. Stats. § 66.1335. It is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing project. The powers and duties of the CDA shall be as detailed in Wis. Stats. § 66.1335(4).
- (c) Composition. The Community Development Authority shall consist of seven residents, including two SupervisorsTrustees, having sufficient ability and experience in the fields of urban renewal, community development and housing, who shall serve as the commissioners of the Community Development Authority. The powers of the Community Development Authority shall be vested in, and exercised by the commissioners in office from time to time.
- (d) Compensation; expenses. Commissioners may receive compensation for their services, and are entitled to reimbursement of their actual and necessary expenses, including local travel expenses, incurred in the discharge of their duties.
- (e) Appointment; term. The commissioners of the Community Development Authority shall be appointed by the Town-Board-ChairpersonVillage President, and confirmed by the Town-Village Board. Two of the commissioners shall be Board members and shall serve during their terms of office as Town Board-SupervisorsVillage Trustees. The terms of commissioners who are not Town-Board SupervisorsVillage Trustees shall be four years and until their successors are appointed and qualified, unless a commissioner's term ends earlier because of a commissioner's change of residence, removal, resignation, incapacity or death.
- (f) Vacancies. Whenever a vacancy shall occur, a resident satisfying the requirements set forth in this division shall be appointed by the Town-Chairperson-Village President and confirmed by the Town Village Board to fill the unexpired term.
- (g) Officers. The members of the Community Development Authority shall elect at its first meeting in May of each year a chairperson and vice-chairperson from among its membership, and shall keep a public record of its resolutions, transactions and findings.

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- (i) Powers and duties. The Community Development Authority shall have all the powers, duties and functions of a housing authority pursuant to Wis. Stats. § 66.1201, and of a redevelopment authority pursuant to Wis. Stats. § 66.1333, and all projects relating to housing, blight elimination, slum clearance, urban renewal and redevelopment initiated by the Community Development Authority and approved by the Town-Village Board shall be undertaken and carried out pursuant to the housing authority law and Wis. Stats. § 66.1333, as determined by the Town-Village Board on a project-by-project basis. In addition, the Community Development Authority shall have such other powers, duties and functions relating to community development as are conferred upon it by the Town-Village Board from time to time.
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- (k) Construction. The powers conferred upon the Community Development Authority shall be in addition and supplemental to the powers conferred by any other law. This section and the powers granted hereunder shall be construed liberally to effectuate its purposes.

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