Timeline for 4403 Main Street Property - Deepwood Drive

- **Approximately late 1960s/early 1970s:** Although not verified, Village staff has been told by a long-time resident that as Wind Meadows was being developed, Johnson Development Corporation offered to purchase the two lots at 4403 and 4325 Main Street, but that the owners declined to sell. As the developer platted Wind Meadows, four two-foot wide outlots (the spite strip) were created along Deepwood Drive to seal off these properties from the Wind Meadows development by restricting access of these two properties to Deepwood Drive, a public road that is maintained and plowed by the Village. Today, the establishment of outlots for this purpose is not legal.

- **December 1998:** The owner of 4403 Main Street and the owner of 4325 Main Street requested that the Village rezone their parcels from R-1 to R-3, in order to allow the owners to divide the properties into multiple single-family lots. The owners stated that the change would make future development of the properties more economically feasible. The proposal would have divided the two parcels into 17 lots. Ultimately the owners withdrew this request for rezoning. However, in a letter to Village President Bernberg dated December 23, 1998, the Wind Meadows board stated: “The Wind Meadows Corporation Board believes that R4 Multiple Family zoning would better protect our property values. Under this zoning development would be controlled as Planned Unit Development and subject to conditions well beyond minimum square foot requirements. An Architectural Committee would establish design and material requirements for the Developer to follow. Perhaps the development could be done under the same guidelines as stated in the Master Plan for Wind Meadows 1968 negotiated between the Village and Johnson Development.”

- **December 2016:** The Village received notice from the Racine County Treasurer’s Office regarding the County’s impending foreclosure of the 4403 Main Street property for non-payment of property taxes. The Village asked Racine County whether the property would be transferred to the Village of Wind Point after foreclosure; however, the County did not provide a clear indication of the future disposition of the property. The property was listed for sale at this time for $224,000 but remained unsold.

- **February 2017:** Village Administrator Hawes and President Christensen were informed by a member of the Wind Meadows board that Newport Development had proposed a twin condominium project for the property. However, there was a problem with the spite strip that bordered the property along Deepwood Drive and blocked access of the property to that public road. The County would not allow entrance/egress to and from Main Street for a multi-family development at this site because it is too close to Deepwood Drive. Therefore, access/egress would have to be on Deepwood Drive. At this time, Wind Meadows’ board believed it owned all four pieces of the spite strip and that its
by-laws restricted the purchase or sale of land without 95% homeowner approval, which would be nearly impossible to obtain.

- **May 2017:** Administrator Hawes and President Sanabria attended a Wind Meadows board meeting to discuss the proposed development and the impasse regarding the spite strip. The Wind Meadows’ board had been negotiating with Newport Development with regard to the proposed number of units for the development. Furthermore, while some research had been done and more was underway regarding Wind Meadows’ ability to sell the spite strip, it was not clear that this would be possible. In separate phone conversations to Administrator Hawes and President Sanabria shortly after this meeting, a Wind Meadows board member suggested that the Village could assume ownership of the spite strip via eminent domain in order to resolve the impasse.

- **July 2017:** The Village purchased the property for $110,000 to maintain control over its future use.

- **Spring 2018:** The Village contracted for a title review and appraisal of the four outlots that comprised the spite strip along Deepwood Drive. The title search revealed that the three outlots on the north side of the property were owned by Johnson Development Corporation that was no longer in operation, while the outlot to the east was owned by Wind Meadows Corporation.

- **Spring 2018:** The Village met with representatives from the S.C. Johnson Corporation and Wind Meadows Corporation to investigate the possibility of purchasing the outlots that comprised the spite strip. The goal was to incorporate the area of the outlots into the Deepwood Drive right-of-way and allow access of the property to this public road. Wind Meadows’ representatives responded that they would not have been able to approve the transfer of land, as it would have required 95% approval of the homeowners. S.C. Johnson Corporation representatives did not agree to sell, but also did not indicate opposition to an eminent domain action.

- **June 14, 2018:** The Village board approved the initiation of an eminent domain process to acquire the strips of land and incorporate it into the road right-of-way. This is known as a jurisdictional offer. Six individuals spoke at the meeting and registered opposition to the proposed process.
- **October 2018**: After reviewing the home’s dilapidated condition, the Village had the structure demolished, removing what would likely have become a nuisance and a dangerous target for vandalism.

- **December 2018**: Jurisdictional offers of $9,100 and $5,400 were presented to Wind Meadows Corporation and S.C. Johnson Corporation, respectively.

- **January 2019**: Wind Meadows filed suit against the Village’s jurisdictional offer and contested the taking of their portion of the strip.

- **February 2019**: The Village withdrew its jurisdictional transfer offer for the strip of land owned by the Wind Meadows Corporation.

- **February 2019**: The Johnson Corporation accepts the Village’s jurisdictional transfer offer for the strip of land located to the north of the property.

- **June 2019**: The Wind Meadows suit is dismissed.

- **July 31, 2019**: The Village Plan Commission undertook a review of possible different land use options for the property. A recommendation was made to rezone the property to R-4 Multiple Family Residential District.

- **September 4, 2019**: The Plan Commission formally recommended to the Village Board to approve the comprehensive plan amendment and rezoning.

- **October 10, 2019**: The Village Board conducted a public hearing to rezone the property and to amend the Village’s comprehensive plan and at the board meeting that followed, subsequently approved both.

- **December 2019**: The Village Board approved the request for proposal documents to solicit developers for the redevelopment of the property.

- **January 2020**: The Village released its request for proposals to developers.