

**City of Waukesha
Plan Commission**

Resolution 19-1733

**A Resolution Approving Boundaries and Project Plan
for Creation of Tax Incremental District 27**

Whereas the City of Waukesha has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

Whereas Tax Incremental District Number 27, referred to as TID 27, is proposed as a blighted district suitable for inclusion in a tax incremental district by Wisconsin Statutes §66.1105(4)(c); and

Whereas a proposed Project Plan for the District has been prepared that includes:

- A statement listing the kind, number, and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes §66.1105(2)(f)1.k. and §66.1105(2)(f)1.n., outside of the District;
- An economic feasibility study;
- A detailed list of estimated project costs;
- A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- A map showing existing uses and conditions of real property in the District;
- A map showing proposed improvements and uses in the District;
- Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- A list of estimated non-project costs;
- A statement of the proposed plan for relocation of any persons to be displaced;
- A statement indicating how the amendment of the district promotes the orderly development of the City; and
- An opinion of the City Attorney advising that the plan is complete and complies with Wisconsin Statutes §66.1105(4)(f); and

Whereas a notice of public hearing of the proposed amended Project Plan to be held on January 22, 2020 was published as a class 2 notice pursuant to Wisconsin Statutes Chapter 985 on January 8 and January 15, 2020, and a copy of the notice of public hearing was sent to the chief executive officers of Waukesha County, the Waukesha School District, and the Waukesha County Area Technical College District, and all other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in Wisconsin Statutes §66.1105; and

Whereas the Plan Commission subsequently held a public hearing on January 22, 2020, of the proposed creation of TID 27 and the Project Plan, providing interested parties a reasonable opportunity to express their views of the proposal.

Now, Therefore, Be It Resolved by the Plan Commission of the City of Waukesha that:

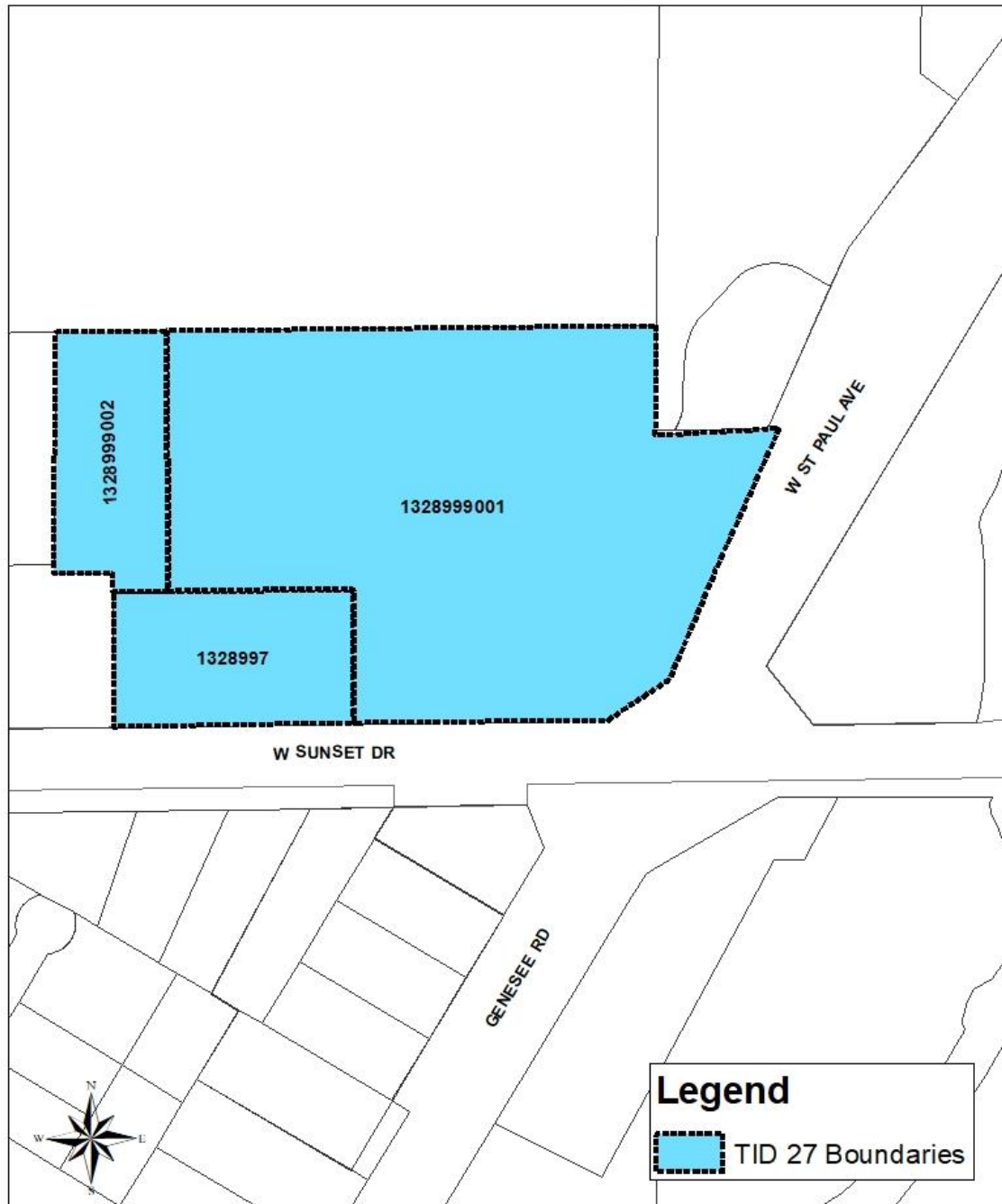
1. It finds that the equalized value of the equalized value of taxable property of TID 27 plus the value increment of all existing districts in the City does not exceed 12 percent of the total equalized value of taxable property within the City.
2. It finds that at least 50% of the area of TID 27 is a blighted area.
3. It finds that development of TID 27 is likely to enhance significantly all of the other real property's value.
4. It finds that the proposed project costs relate directly to eliminating blight within TID 27.
5. It finds that the proposed Project Plan and boundaries are feasible and in conformity with the City's Comprehensive Plan.
6. It finds that the proposed amendment of the Project Plan and boundaries of the District promotes orderly development in the City.
7. It recommends to the Common Council that the boundaries of TID 27 be determined as shown in Exhibit A.
8. It approves and adopts the amended Project Plan for TID 27, attached as Exhibit B, and recommends its approval to the Common Council.

Adopted this _____ day of _____, 2020. [not earlier than February 5]

Shawn N. Reilly, Chair

Maria C. Pandazi, Secretary

**Legal Boundary Description or Map of
Tax Incremental District Number 27
City of Waukesha**



Project Plan

[Attached]