

**Common Council  
of the  
City of Waukesha, Wisconsin**

Resolution 2024 – 12

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**A Resolution Approving an Amendment to the Project Plan  
and Boundaries of Tax Incremental District 29**

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

**Whereas** Tax Incremental District 29, referred to herein as TID 29, was created by the City on September 15, 2020 and has not been previously amended; and

**Whereas** the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes §66.1105 (4)(h)1 and §66.1105(4)(h)2 to amend the categories, locations and project costs within the Project Plan, and to add territory to TID 29; and

**Whereas** an amended Project Plan for TID 29 has been prepared that includes:

- a. 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;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. 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;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. 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 a public hearing before the City of Waukesha Plan Commission of the proposed amended Project Plan to be held on July 24, 2024 was published as a class 1 notice pursuant to Wisconsin Statutes Chapter 985, 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, all other entities having the power to levy taxes on property located within the District, and all owners of property within the territory proposed to be added to TID 29, in accordance with the procedures specified in Wisconsin Statutes §66.1105; and

**Whereas** the Plan Commission held a public hearing on July 24, 2024 at which the proposed amended Project Plan and boundaries of the District was presented, and the comments of interested parties were heard; and

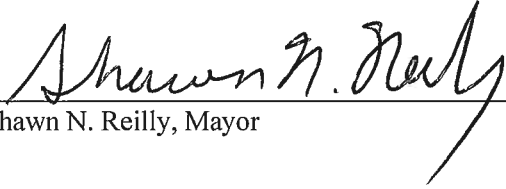
**Whereas** the Plan Commission subsequently on August 5, 2024 adopted the amended Project Plan, designated the boundaries of the amended district, and recommended adoption of the amended Project Plan and district boundaries to the Common Council;

**Now, Therefore, Be It Resolved** by the Common Council of the City of Waukesha that:

1. The Common Council finds that:
  - (a) Not less than 50% by area of the real property within TID 29, as amended, is in need of rehabilitation or conservation work within the meaning of Wis. Stat. §66.1337(2m)(a);
  - (b) Based upon the finding in 1(a) above, TID 29 remains a district in need of rehabilitation or conservation work based on the identification and classification of the property included within TID 29;
  - (c) The improvement of the area added to TID 29 is likely to enhance significantly the value of substantially all other real property in TID 29;
  - (d) The equalized value of the taxable property within the area added to TID 29 plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) There are no parcels to be added to TID 29 by the amendment that were annexed by the City within the preceding three years.
  - (f) The City estimates that less than 35% of the area within TID 29 will be devoted to retail business at the end of TID 29's maximum expenditure period.
  - (g) Project Costs relate directly to promoting rehabilitation or conservation of the area consistent with the purpose for which TID 29 was created.
2. The amended Project Plan for Tax Incremental District No. 29, City of Waukesha, attached as Exhibit B, is approved and the City further finds the Project Plan is feasible and in conformity with the City's master plan.
3. The boundaries of TID 29 are hereby amended to conform with Exhibit A of this Resolution.
4. The territory being added shall become part of TID 29 effective January 1, 2024.
5. The City Clerk is authorized and directed to apply to the Wisconsin Department of Revenue for a Determination of Tax Incremental Base as of January 1, 2024, pursuant to the provisions of Wis. Stat. §66.1105(5)(b).
6. Pursuant to Wis. Stat. §66.1105(5)(f) the City Assessor is authorized and directed to identify upon the assessment roll returned and examined under Wis. Stat. §70.45, the parcels that are within TID

29 as amended, and the City Clerk is authorized and directed to make similar notations on the tax roll made under Wis. Stat. §70.65.

Adopted this 6<sup>th</sup> day of August, 2024.

  
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Shawn N. Reilly, Mayor

  
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Attested by Sara Spencer, Interim City Clerk

**Amended Project Plan  
Tax Incremental District 29  
City of Waukesha**

[attach]