



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 8/14/2019
Common Council Item Number: ID#19-1020	Date: 8/14/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: TID Territory Amendment Resolution – Approve a Plan Commission Resolution to expand the boundaries and approve the Project Plan for Tax Incremental District Number 20, an industrial district located on the south side of the City.	

Details:
 Tax Incremental Finance District is an industrial TID located north of Les Paul Parkway (STH 59) and west of Wal Mart. It was created to facilitate a large expansion to the Weldall Manufacturing facility in 2010. Staff is proposing amending the boundaries of this district to include 9 additional parcels south of STH 59. This expansion of the boundaries could help facilitate future industrial development within the expanded territory. It should be noted that some of the parcels in the expanded territory overlap with the boundaries of Tax Incremental District 12 (Corporate Park)

The City anticipates making project expenditures of approximately \$500,000 to undertake projects in the amendment areas as listed in this Project Plan. The City does not intend to make additional project expenditures within the original District area. As a result of the amendment of this District, the City projects that additional land and improvements value of approximately \$4,530,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties.

Options & Alternatives: The Plan Commission could make any suggested changes to the Project Plan they feel necessary.

Financial Remarks:

Staff Recommendation:
 Staff recommends the Plan Commission approve the proposed Resolution approving the territory expansion and project plan for Tax Incremental Finance District Number 20, Amendment #1

