



August 26, 2020

## Project Plan

# Tax Incremental District No. 29

## Springhouse Senior Apartments

### City of Waukesha, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for August 26, 2020
Public Hearing Held:	Scheduled for August 26, 2020
Approval by Plan Commission:	Scheduled for August 26, 2020
Adoption by Common Council:	Scheduled for September 15, 2020
Approval by the Joint Review Board:	TBD

# Table of Contents

Executive Summary .....	3
Preliminary Map of Proposed District Boundary.....	5
Map Showing Existing Uses and Conditions.....	7
Preliminary Parcel List and Analysis.....	9
Equalized Value Test.....	10
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District .....	11
Map Showing Proposed Improvements and Uses.....	13
Detailed List of Estimated Project Costs.....	15
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred .....	16
Annexed Property .....	21
Estimate of Property to Be Devoted to Retail Business.....	21
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	21
Statement of the Proposed Method for the Relocation of any Persons to be Displaced.....	22
How Creation of the Tax Incremental District Promotes the Orderly Development of the City .....	22
List of Estimated Non-Project Costs .....	23
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	24
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	26

# **SECTION 1:**

## **Executive Summary**

---

### **Description of District**

Tax Incremental District (“TID”) No. 29 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately nine acres located at 200 Delafield St, Waukesha. The District will be created primarily to pay the costs of soil stabilization and geopiers, site demo and clean up, and secured underground parking needed (“Project”) to be developed by Horizon Development Group (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in remediation of a site in need of rehabilitation and providing much-needed housing for senior citizens.

### **Authority**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **Estimated Total Project Cost Expenditures**

The City anticipates making total expenditures of approximately \$8.38 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.309 million of development incentives on an upfront and pay as you go (PAYGO) basis associated with the Springhouse Senior Apartments, as well District administration expenses, creation expenses and interest on long term debt expense. The remaining \$3.6 million of potential future projects will only occur if the City has a proforma analysis completed for each future potential development to justify the need for the identified incentives. It is anticipated that the streetscaping improvements will only occur if the District has applicable fund balance to complete the project.

### **Incremental Valuation**

The City projects that new land and improvements value of approximately \$13.3 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **Expected Termination of District**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 20 of its allowable 27 years.

### **Summary of Findings**

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

- ✓ That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

A review of the Project’s sources and uses, and cash flow proforma. The Project’s projected return on investment over 10 years without TIF assistance is 3.26%. The Developer has requested that the City provide incentive payments on a pay as you go basis with an estimated present value of \$2,306,280. (Projected future value payments of \$3,815,222). Provision of the requested assistance would improve the Project’s return on investment to 8.93%. Projects of this type typically need to provide a return in the range of 8.0% to 12.0% to attract the necessary investment capital. Based on Ehlers review, provision of pay as you go incentives in the amount requested is necessary to provide an acceptable return on investment and indicates that “but for” the incentives, the project would not likely proceed.

The Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

- ✓ The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

- ✓ The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

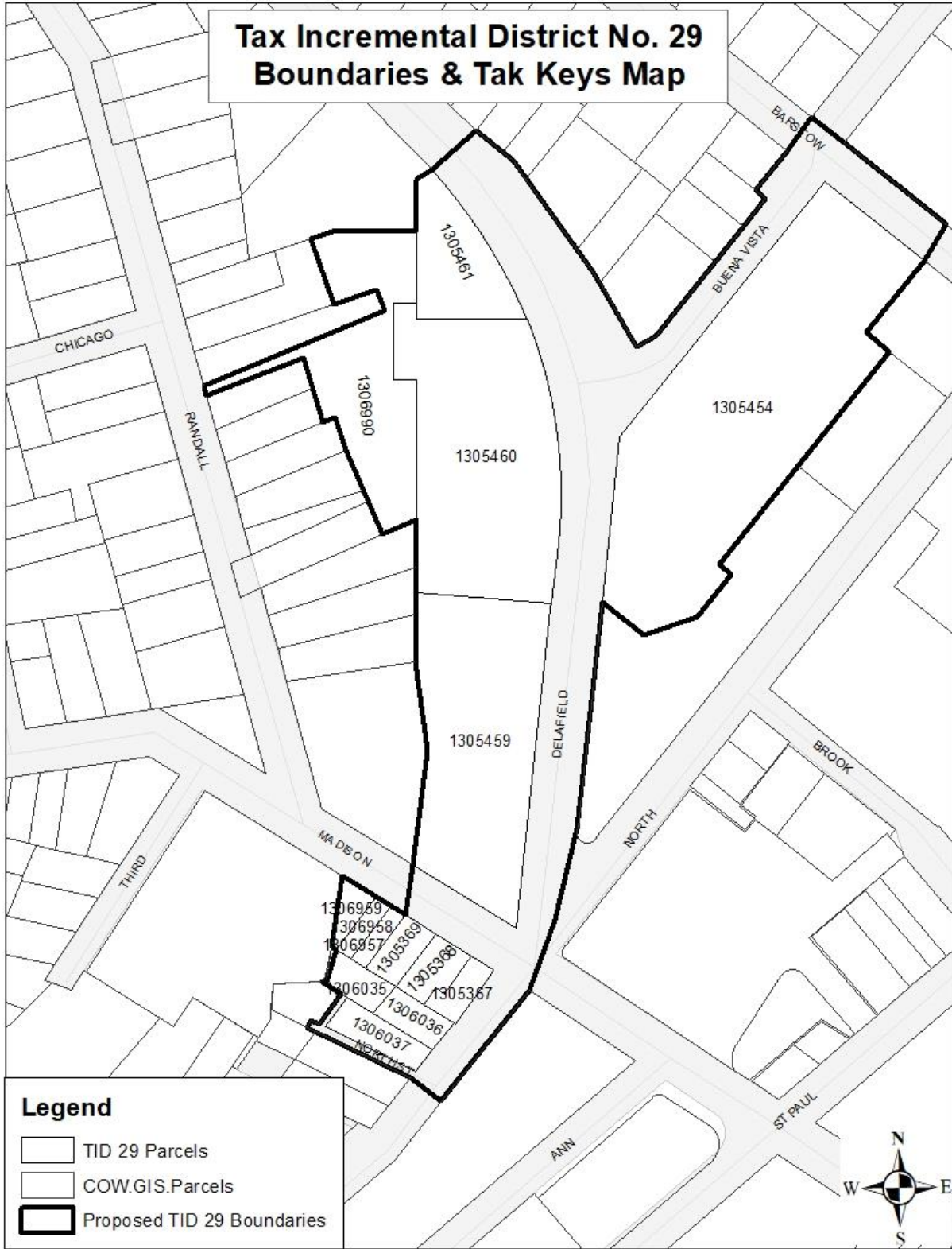
- ✓ Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
- ✓ Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
- ✓ The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
- ✓ Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- ✓ The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
- ✓ The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
- ✓ That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
- ✓ The Plan for the District is feasible and is in conformity with the Master Plan of the City.

## **SECTION 2:**

### **Preliminary Map of Proposed District Boundary**

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



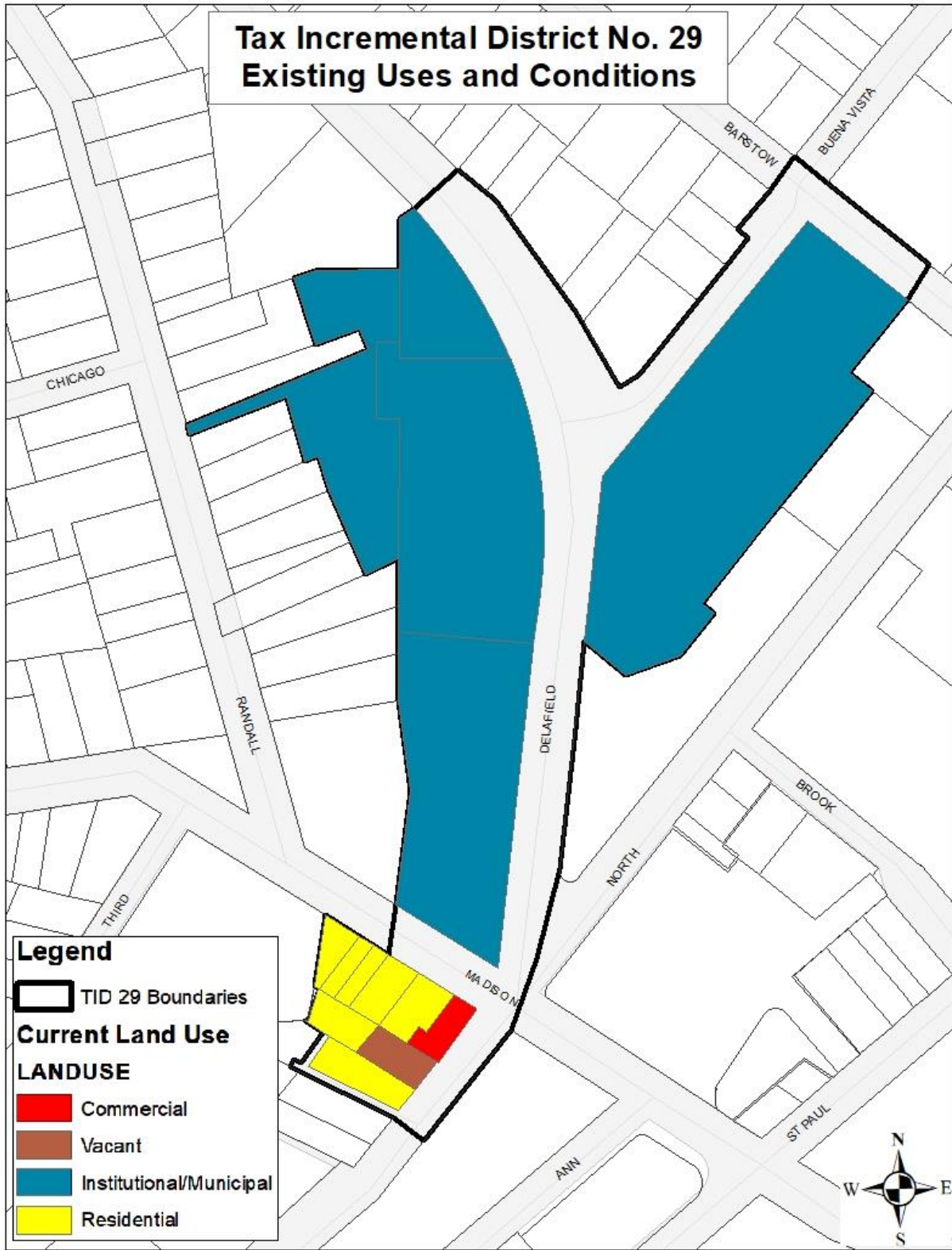
## **SECTION 3:**

# **Map Showing Existing Uses and Conditions**

---

Map Found on Following Page.

# Tax Incremental District No. 29 Existing Uses and Conditions






# SECTION 4: Preliminary Parcel List and Analysis

City of Waukesha, Wisconsin																	
Tax Increment District # 29																	
Base Property Information																	
Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Assessment Information					Equalized Value					District Classification	
						Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Rehab/ Conservation	Vacant	
1305454	201 Delafield St	City of Waukesha	3.06	No	No	0	0	0	0	0	99.48%	0	0	0	0		
1305461	318 Delafield St	City of Waukesha	0.48	No	No	0	0	0	0	0	99.48%	0	0	0	0	0.48	
1306990	Randall St	City of Waukesha	1.09	No	No	0	0	0	0	0	99.48%	0	0	0	0	1.09	
1305460	200 Delafield St	City of Waukesha	1.87	No	No	0	0	0	0	0	99.48%	0	0	0	0	1.87	
1305459	130 Delafield St	City of Waukesha	1.63	No	No	0	0	0	0	0	99.48%	0	0	0	0	1.63	
1305367	401 Madison St	Leather Restoration Company	0.09	No	No	34,200	107,400		141,600		99.48%	34,379	107,961	0	142,340	0.09	0.00
1305368	407 Madison St	Leather Restoration Company	0.12	No	No	60,000	78,700		138,700		99.48%	60,314	79,111	0	139,425	0.12	0.00
1305369	413 Madison St	Cheryl L Rebholz	0.11	No	No	40,000	108,000		148,000		99.48%	40,209	108,565	0	148,774	0.11	0.00
1306957	417 Madison St	Alpine Properties LLC	0.05	No	No	24,000	127,200		151,200		99.48%	24,125	127,865	0	151,990	0.05	0.00
1306958	421 Madison St	Curruchich/Spangler Revoc	0.05	No	No	24,000	116,600		140,600		99.48%	24,125	117,209	0	141,335	0.05	0.00
1306959	427 Madison St	Todd L Mokwa	0.07	No	No	42,000	131,300		173,300		99.48%	42,220	131,986	0	174,206	0.07	0.00
1306036	W North St	Leather Restoration Company	0.11	No	No	30,000	0		30,000		99.48%	30,157	0	0	30,157	0.11	0.11
1306035	105 Noth St Ct	Curruchich/Spangler Revoc	0.10	No	No	35,600	82,300		117,900		99.48%	35,786	82,730	0	118,516	0.10	0.00
1306037	116 W North St	Leather Restoration Company	0.15	No	No	42,100	57,000		99,100		99.48%	42,320	57,298	0	99,618	0.15	0.00
<b>Total Acreage</b>			<b>8.99</b>			<b>331,900</b>	<b>808,500</b>	<b>0</b>	<b>1,140,400</b>			<b>333,635</b>	<b>812,726</b>	<b>0</b>		<b>5.9295</b>	<b>0.1125</b>
<b>Estimated Base Value 1,146,361</b>																	
The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 assessed values.																	

## SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$342,984,261. This value is less than the maximum of \$809,930,004 in equalized value that is permitted for the City.

<b>City of Waukesha, Wisconsin</b>	
<b>Tax Increment District # 29</b>	
<b>Valuation Test Compliance Calculation</b>	
District Creation Date	1/1/2020
	Valuation Data Currently Available 2019
Total EV (TID In)	6,749,416,700
12% Test	809,930,004
Total Existing Increment	<u>341,837,900</u>
Projected Base of New or Amended District	1,146,361
Less Value of Any Underlying TID Parcels	0 
Total Value Subject to 12% Test	<u><u>342,984,261</u></u>
Compliance	<b>PASS</b>

## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of

### **Community Development**

#### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

### **Miscellaneous**

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the

undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

**Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

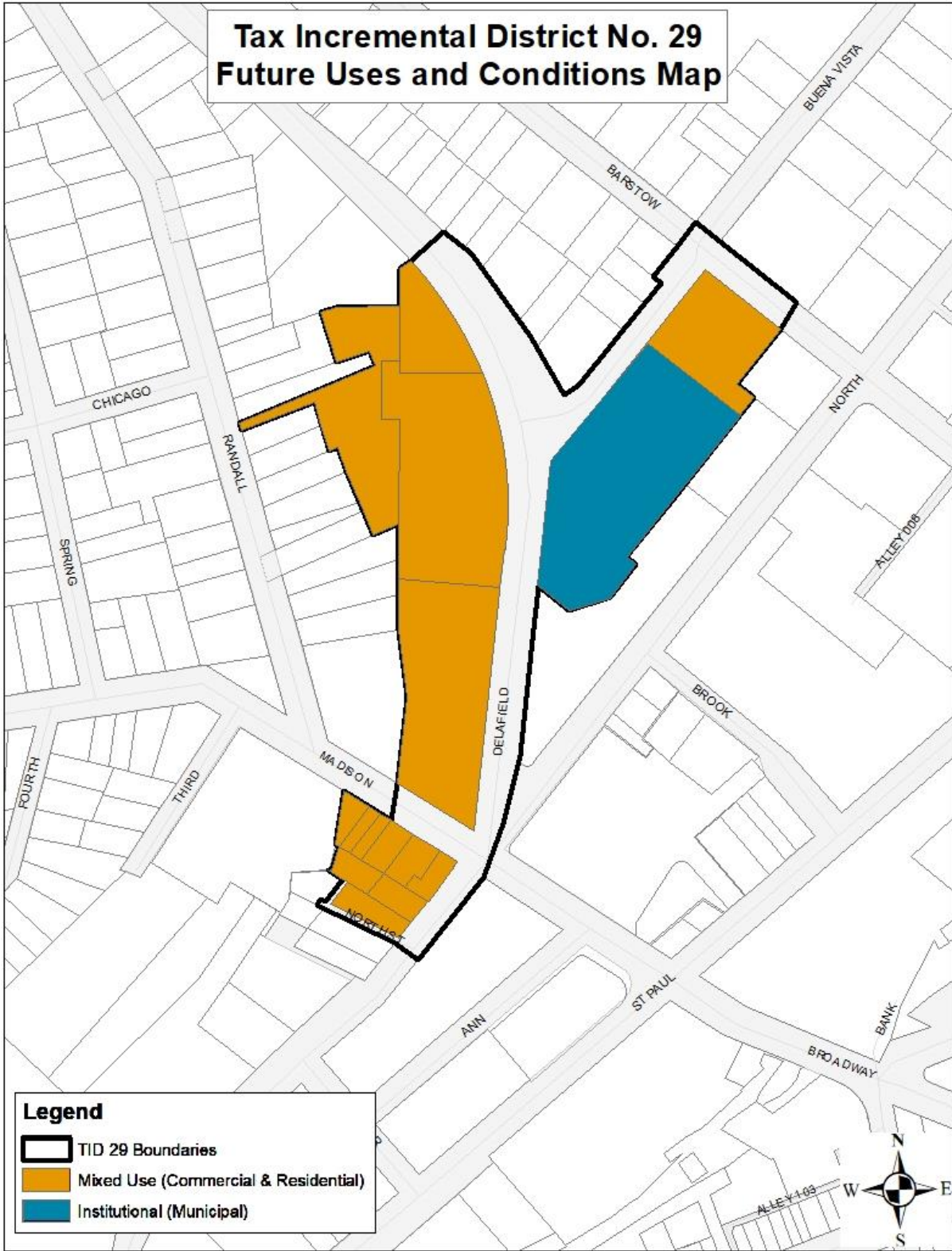
## **SECTION 7:**

# **Map Showing Proposed Improvements and Uses**

---

Map Found on Following Page.

# Tax Incremental District No. 29 Future Uses and Conditions Map



# SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Waukesha, Wisconsin					
Tax Increment District # 29					
Estimated Project List					
Project ID	Project Name/Type	Phase I 2020	Phase II On-Going	Phase III Potential Future Projects	Total (Note 1)
1	Development Incentives	4,309,113			4,309,113
2	Administration Expense		353,014		353,014
3	Interest on Long Term Debt		91,083		91,083
4	TID Creation		25,000		25,000
5	City-Hall Multi-Family Site Incentives			1,500,000	1,500,000
6	Mixed Use/Residential Redevelopment Incentives			800,000	800,000
7	Commercial Corner Incentives			500,000	500,000
8	Streetscape Improvements			800,000	800,000
<b>Total Projects</b>		<u>4,309,113</u>	<u>469,097</u>	<u>3,600,000</u>	<u>8,378,210</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Potential future project costs will only occur if there is applicable development within the TID and if a proforma review of the developers' sources and uses shows incentives are warranted. Streetscape improvements within the TID will only occur if funds are available. These project costs are not shown in the Project Plan cash flow analysis.

## **SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

---

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

### **Key Assumptions**

The Project Costs the City plans to make are expected to create \$13.3 million in incremental value by the end of 2021. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$20.53 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$7.2 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.



# City of Waukesha, Wisconsin

## Tax Increment District # 29

### Development Assumptions

Construction Year		Springhouse Senior Apartments	Annual Total	Construction Year	
1	2020	2,866,632	2,866,632	2020	1
2	2021	10,435,703	10,435,703	2021	2
3	2022		0	2022	3
4	2023		0	2023	4
5	2024		0	2024	5
6	2025		0	2025	6
7	2026		0	2026	7
8	2027		0	2027	8
9	2028		0	2028	9
10	2029		0	2029	10
11	2030		0	2030	11
12	2031		0	2031	12
13	2032		0	2032	13
14	2033		0	2033	14
15	2034		0	2034	15
16	2035		0	2035	16
17	2036		0	2036	17
18	2037		0	2037	18
19	2038		0	2038	19
20	2039		0	2039	20
21	2040		0	2040	21
22	2041		0	2041	22
23	2042		0	2042	23
24	2043		0	2043	24
25	2044		0	2044	25
26	2045		0	2045	26
27	2046		0	2046	27
Totals		<u>13,302,335</u>	<u>13,302,335</u>		

Notes:

**Table 1 - Development Assumptions**

# City of Waukesha, Wisconsin

## Tax Increment District # 29

### Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	1,146,361	<b>Apply to Base Value</b>
District Creation Date	January 1, 2020	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2020	Base Tax Rate	\$20.53	
Max Life (Years)	27	Rate Adjustment Factor		
Expenditure Period/Termination	22   1/1/2042	Tax Exempt Discount Rate		
Revenue Periods/Final Year	27   2048	Taxable Discount Rate	1.50%	
Extension Eligibility/Years	Yes   3			
Eligible Recipient District	Yes			

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	
	Year	Value Added							NPV Calculation	Taxable NPV Calculation
1	2020	2,866,632	2021	0	2,866,632	2022	\$20.53	58,864	58,864	56,292
2	2021	10,435,703	2022	0	13,302,335	2023	\$20.53	273,151	332,014	313,651
3	2022	0	2023	0	13,302,335	2024	\$20.53	273,151	605,165	567,206
4	2023	0	2024	0	13,302,335	2025	\$20.53	273,151	878,316	817,014
5	2024	0	2025	0	13,302,335	2026	\$20.53	273,151	1,151,467	1,063,130
6	2025	0	2026	0	13,302,335	2027	\$20.53	273,151	1,424,618	1,305,609
7	2026	0	2027	0	13,302,335	2028	\$20.53	273,151	1,697,769	1,544,505
8	2027	0	2028	0	13,302,335	2029	\$20.53	273,151	1,970,920	1,779,870
9	2028	0	2029	0	13,302,335	2030	\$20.53	273,151	2,244,071	2,011,757
10	2029	0	2030	0	13,302,335	2031	\$20.53	273,151	2,517,222	2,240,217
11	2030	0	2031	0	13,302,335	2032	\$20.53	273,151	2,790,373	2,465,301
12	2031	0	2032	0	13,302,335	2033	\$20.53	273,151	3,063,524	2,687,058
13	2032	0	2033	0	13,302,335	2034	\$20.53	273,151	3,336,674	2,905,538
14	2033	0	2034	0	13,302,335	2035	\$20.53	273,151	3,609,825	3,120,790
15	2034	0	2035	0	13,302,335	2036	\$20.53	273,151	3,882,976	3,332,860
16	2035	0	2036	0	13,302,335	2037	\$20.53	273,151	4,156,127	3,541,796
17	2036	0	2037	0	13,302,335	2038	\$20.53	273,151	4,429,278	3,747,645
18	2037	0	2038	0	13,302,335	2039	\$20.53	273,151	4,702,429	3,950,451
19	2038	0	2039	0	13,302,335	2040	\$20.53	273,151	4,975,580	4,150,261
20	2039	0	2040	0	13,302,335	2041	\$20.53	273,151	5,248,731	4,347,117
21	2040	0	2041	0	13,302,335	2042	\$20.53	273,151	5,521,882	4,609,180
22	2041	0	2042	0	13,302,335	2043	\$20.53	273,151	5,795,033	4,803,128
23	2042	0	2043	0	13,302,335	2044	\$20.53	273,151	6,068,183	4,994,209
24	2043	0	2044	0	13,302,335	2045	\$20.53	273,151	6,341,334	5,182,466
25	2044	0	2045	0	13,302,335	2046	\$20.53	273,151	6,614,485	5,367,941
26	2045	0	2046	0	13,302,335	2047	\$20.53	273,151	6,887,636	5,550,675
27	2046	0	2047	0	13,302,335	2048	\$20.53	273,151	7,160,787	5,730,709
<b>Totals</b>		<b>13,302,335</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>7,160,787</b>		

**Notes:**

*Actual results will vary depending on development, inflation of overall tax rates.*

*NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).*

## Table 2 – Tax Increment Projection Worksheet

## **Financing and Implementation**

The project will be financed with a combination of upfront cash incentives issued through taxable General Obligation debt and pay as you go financing through the issuance of a Municipal Revenue Obligation. Table 3. provides a summary of the District’s financing plan.

<b>City of Waukesha, Wisconsin</b>			
<b>Tax Increment District # 29</b>			
<b>Estimated Financing Plan</b>			
	<b>Taxable G.O. Bond 2021</b>	<b>Municipal Revenue Obligation (MRO) 2021</b>	<b>Totals</b>
Projects			
Phase I	500,000	3,809,113	4,309,113
<b>Total Project Funds</b>	<b>500,000</b>	<b>3,809,113</b>	<b>4,309,113</b>
Estimated Finance Related Expenses	37,213		
<b>Total Financing Required</b>	<b>537,213</b>	<b>3,809,113</b>	
Estimated Interest	<b>0.75%</b>	<b>0.25%</b>	
Assumed spend down (months)	6	6	
	(1,875)	(4,761)	
Rounding	(338)	10,870	
<b>Net Issue Size</b>	<b>535,000</b>	<b>3,815,222</b>	<b>4,350,222</b>
Notes:			

**Table 3 – Financing Plan**

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2040 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Waukesha, Wisconsin														
Tax Increment District # 29														
Cash Flow Projection														
Year	Projected Revenues			Expenditures						Balances			Year	
	Tax Increments	Capitalized Interest	Total Revenues	Taxable G.O. Bond 535,000			Municipal Revenue Obligation (MRO) 3,815,222			Admin.	Total Expenditures	Annual		Cumulative
				Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest					
2020			0							25,000	25,000	(25,000)	(25,000)	2020
2021		18,213	18,213							13,500	13,500	4,713	(20,288)	2021
2022	58,864		58,864	15,000	0.75%	9,163	514			13,770	38,447	20,417	130	2022
2023	273,151		273,151	20,000	0.85%	9,050	218,553			14,045	261,648	11,503	11,632	2023
2024	273,151		273,151	20,000	1.00%	8,880	218,447			14,326	261,654	11,497	23,130	2024
2025	273,151		273,151	30,000	1.15%	8,680	208,865			14,613	262,158	10,993	34,122	2025
2026	273,151		273,151	30,000	1.25%	8,335	208,915			14,905	262,155	10,996	45,118	2026
2027	273,151		273,151	30,000	1.40%	7,960	208,988			15,203	262,152	10,999	56,117	2027
2028	273,151		273,151	40,000	1.50%	7,540	199,598			15,507	262,646	10,505	66,623	2028
2029	273,151		273,151	40,000	1.60%	6,940	199,874			15,817	262,631	10,520	77,142	2029
2030	273,151		273,151	40,000	1.70%	6,300	200,181			16,134	262,615	10,536	87,678	2030
2031	273,151		273,151	50,000	1.80%	5,620	191,021			16,456	263,097	10,054	97,732	2031
2032	273,151		273,151	50,000	1.95%	4,720	191,563			16,786	263,069	10,082	107,814	2032
2033	273,151		273,151	50,000	2.05%	3,745	192,170			17,121	263,037	10,114	117,928	2033
2034	273,151		273,151	60,000	2.15%	2,720	183,319			17,464	263,503	9,648	127,577	2034
2035	273,151		273,151	65,000	2.20%	1,430	179,463			17,813	263,706	9,445	137,022	2035
2036	273,151		273,151				242,233			18,169	260,402	12,749	149,771	2036
2037	273,151		273,151				241,887			18,533	260,420	12,731	162,502	2037
2038	273,151		273,151				241,535			18,903	260,439	12,712	175,214	2038
2039	273,151		273,151				241,176			19,281	260,457	12,693	187,908	2039
2040	273,151		273,151				240,810			19,667	260,477	12,674	200,582	2040
2041	273,151		273,151								0	273,151	473,733	2041
2042	273,151		273,151								0	273,151	746,884	2042
2043	273,151		273,151								0	273,151	1,020,035	2043
2044	273,151		273,151								0	273,151	1,293,186	2044
2045	273,151		273,151								0	273,151	1,566,337	2045
2046	273,151		273,151								0	273,151	1,839,488	2046
2047	273,151		273,151								0	273,151	2,112,639	2047
2048	273,151		273,151								0	273,151	2,385,789	2048
<b>Total</b>	<b>7,160,787</b>	<b>18,213</b>	<b>7,179,000</b>	<b>540,000</b>		<b>91,083</b>	<b>3,809,113</b>		<b>0</b>	<b>353,014</b>	<b>4,793,210</b>			<b>Total</b>

Notes: Developer assistance incl. \$500,000 upfront grant plus 95% of increment after Bond and Administration payments. Projected TID Closure  
 Inflation rate for administrative fees 2%  
 GO rate based on similar Platteville AA taxable July 2020 + 0.15%

**Table 4 - Cash Flow**

## **SECTION 10: Annexed Property**

---

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11: Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for senior living apartments.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

### **SECTION 13:**

## **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

### **SECTION 14:**

## **How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

---

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new housing opportunities for senior living.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

---

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:**  
**Legal Opinion Advising Whether the Plan is**  
**Complete and Complies with Wis. Stat. §**  
**66.1105(4)(f)**

---

Legal Opinion Found on Following Page.



INSERT SIGNED LEGAL OPINION FROM CITY ATTORNEY

SAMPLE

Mayor  
City of Waukesha  
600 Sentry Drive  
Waukesha, Wisconsin 53186

RE: Project Plan for Tax Incremental District No. 29

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Waukesha, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Waukesha Tax Incremental District No. 29 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

# SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:			2019		Percentage	
County			11,735,777		8.47%	
Technical College			2,322,705		1.68%	
Municipality			71,802,930		51.81%	
School District			52,731,496		38.05%	
<b>Total</b>			<b>138,592,908</b>			

Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2022	4,984	987	30,496	22,396	58,864	2022
2023	23,130	4,578	141,515	103,928	273,151	2023
2024	23,130	4,578	141,515	103,928	273,151	2024
2025	23,130	4,578	141,515	103,928	273,151	2025
2026	23,130	4,578	141,515	103,928	273,151	2026
2027	23,130	4,578	141,515	103,928	273,151	2027
2028	23,130	4,578	141,515	103,928	273,151	2028
2029	23,130	4,578	141,515	103,928	273,151	2029
2030	23,130	4,578	141,515	103,928	273,151	2030
2031	23,130	4,578	141,515	103,928	273,151	2031
2032	23,130	4,578	141,515	103,928	273,151	2032
2033	23,130	4,578	141,515	103,928	273,151	2033
2034	23,130	4,578	141,515	103,928	273,151	2034
2035	23,130	4,578	141,515	103,928	273,151	2035
2036	23,130	4,578	141,515	103,928	273,151	2036
2037	23,130	4,578	141,515	103,928	273,151	2037
2038	23,130	4,578	141,515	103,928	273,151	2038
2039	23,130	4,578	141,515	103,928	273,151	2039
2040	23,130	4,578	141,515	103,928	273,151	2040
2041	23,130	4,578	141,515	103,928	273,151	2041
2042	23,130	4,578	141,515	103,928	273,151	2042
2043	23,130	4,578	141,515	103,928	273,151	2043
2044	23,130	4,578	141,515	103,928	273,151	2044
2045	23,130	4,578	141,515	103,928	273,151	2045
2046	23,130	4,578	141,515	103,928	273,151	2046
2047	23,130	4,578	141,515	103,928	273,151	2047
2048	23,130	4,578	141,515	103,928	273,151	2048
	<u>606,361</u>	<u>120,009</u>	<u>3,709,898</u>	<u>2,724,519</u>	<u>7,160,787</u>	

Notes:  
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.