

**City of Waukesha
Common Council**

Resolution _____ - 18

**A Resolution Amending the Boundaries of, and the Project Plan for,
Tax Incremental District Number 14**

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 Number 14, referred to as the District, was created by the City on May 20, 2003, as an industrial district; 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; and

Whereas such amendment will cause territory to be added to the District; and

Whereas such amendment will also update and provide for the undertaking of additional expenditures; and

Whereas an amended Project Plan for the District 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; and
- k. An opinion of the City Attorney advising that the plan is complete and complies with Wisconsin Statutes §66.1105(4)(f).

Whereas a notice of public hearing of the proposed amended Project Plan to be held on November 28, 2018 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, 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;

Whereas the Plan Commission held a public hearing on November 28, 2018, of the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views on the amendment;

Whereas the Plan Commission made the following findings and recommendations to the Common Council:

- a. The equalized value of the equalized value of taxable property of the District 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.
- b. The proposed amendment to the Project Plan and boundaries of the District is feasible and in conformity with the City's Comprehensive Plan.
- c. The proposed amendment of the Project Plan and boundaries of the District promotes orderly development in the City.
- d. The boundaries of the District should be amended as proposed.
- e. The Project Plan for the District should be amended as proposed.

And whereas the Common Council hereby approves and adopts the findings and recommendations of the Plan Commission; and

Now, therefore, be it resolved by the Common Council of the City of Waukesha that:

1. The Common Council makes the following findings:
 - a. The proposed amended Project Plan and boundaries of the District are feasible and in conformity with the City's Comprehensive Plan.
 - b. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wis. Stats. §66.1101, has been zoned for industrial use, and that therefore the District remains an industrial district based on the identification and classification of the property included within the District.
 - c. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - d. The equalized value of the taxable property within the territory to be added to the District by amendment, 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. The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stats. §66.1105(5)(b).

- f. The project costs of the District relate directly to promoting industrial development in the District, consistent with the purpose for which the District was created.
 - g. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.
2. The boundaries of the District are hereby amended to conform with the attached Exhibit A.
 3. The territory being added shall become part of the District as of January 1, 2019.
 4. The amended Project Plan for the District, attached as Exhibit B, is approved and adopted.
 5. The City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue for a Determination of Tax Incremental Base as of January 1, 2019, pursuant to the provisions of Wis. Stats. §66.1105(5)(b), and to pay the associated fees.
 6. The City Assessor is hereby authorized and directed to identify upon the assessment roll those parcels of property that are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wis. Stats. §70.65, both as required by Wis. Stats. §66.1105(5)(f).

Adopted this 18th day of December, 2018

Shawn N. Reilly, Chair

Maria C. Pandazi, Secretary

**Legal Boundary Description or Map of
Tax Incremental District No. 14
City of Waukesha**

Amended Project Plan