

**PLAN COMMISSION
OF THE
CITY OF WAUKESHA, WISCONSIN
June 11, 2014**

Resolution No. _____

**A RESOLUTION APPROVING AND ADOPTING THE FOURTH AMENDMENT TO
THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT 14**

WHEREAS the City had previously adopted the original Project Plan for Tax Incremental District 14 in March, 2003, and had subsequently amended the Project Plan in 2008 and 2012; and

WHEREAS the City's Community Development Department has determined that a further amendment of the Project Plan, subtracting 16.645 acres of land from the District, is necessary to better serve the purposes of Tax Incremental District 14 and the best interests of the City and the public; and

WHEREAS notice of the proposed amendment and a public hearing thereof was duly published pursuant to Wis. Stats. Chapter 985 as a Class 2 Notice, notice was delivered by first-class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within Tax Incremental District 14, including the County of Waukesha, Waukesha County Technical College and the School District of Waukesha, and notice was delivered to each owner of property within Tax Incremental District 14; and

WHEREAS a public hearing of the proposed amendment was held on June 11, 2014, at which interested parties were given the opportunity to express their views on the proposed amendment; and

WHEREAS after the public hearing and consideration of all of the facts before it, the Plan Commission is satisfied that the proposed amendment of the Project Plan is necessary and in the best interests of the City and the public;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission, pursuant to the authority of Wis. Stats. §66.1105(4)(h), as follows:

1. Findings. The Plan Commission ratifies and approves the "Tax Incremental District No. 14 Fourth Amendment of Project Plan," prepared by the City's Community Development Department, dated June, 2014, and adopts the Proposed Findings therein as the findings of the Plan Commission. Specifically, and in addition, the Plan Commission hereby finds and determines the following:
 - a. The purposes described in the Fourth Amendment constitute and will serve a public purpose; that the property being removed will be added to the tax rolls at its full value and will not negatively impact the financial viability of the TID.
 - b. No additional projects are proposed with the Fourth Amendment.

- c. Not less than 50% of the real property within Tax Incremental District 14 is suitable for industrial sites, within the meaning of Wis. Stats. §66.1101, and has been zoned for industrial use.
 - d. Tax Incremental District 14 is an industrial district based on the classification of the property included within the district.
 - e. Any real property within the District that is suitable for industrial sites and is zoned for industrial use will remain zoned industrial for the life of the District.
 - f. The change in the District's boundaries resulting from the Fourth Amendment is feasible, leaves the District contiguous, and conforms to the City's Comprehensive Plan.
 - g. The improvement of the specified property being subtracted from the District is likely to enhance significantly the value of substantially all of the other real property in the District, because it will cause additional development on lands in the District.
 - h. The equalized value of taxable property in the District, plus all existing tax incremental districts in the City, does not exceed twelve percent (12%) of the total equalized value of taxable property within the City.
 - i. The Fourth Amendment results in the District's boundaries being amended for the second time.
2. Boundary Amendment. The Plan Commission approves and adopts an amendment to the boundaries of Tax Incremental District 14 which subtracts 16.645 acres from the District and which results in the boundaries of the District being as described in Exhibit A, attached hereto.
 3. Submission to Council. The Plan Commission directs that this Resolution be submitted to the Common Council, and requests that the Common Council adopt a resolution which ratifies, approves and adopts this Resolution in its entirety.
 4. Effectiveness of Resolution. This Resolution shall be effective immediately.

Dated the 11th day of June, 2014.

The Honorable Shawn N. Reilly
Mayor and Plan Commission Chairman