



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 8/26/2020
Item Number: ID#20-1000 & ID#20-1001	Date: 8/26/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Diane Gard, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Public Hearing: Hold a public hearing and adopt a Plan Commission Resolution on the proposed boundaries and project plan for Tax Incremental District Number 29, a Rehabilitation – Conservation district, located in the vicinity of Delafield Street and Madison Street.	

Details:
 The City is proposing the creation of Tax Incremental Finance District Number 29, which will be a Rehabilitation-Conservation Districted located in the vicinity of Delafield Street and Madison Street. A Rehabilitation-Conservation district means that at least 50% of the land within the district is either blighted or in need of rehabilitation. The goal of this new district is to spur redevelopment around the new City Hall. The potential redevelopment areas include:

1. Vacant lands across from City Hall (former Jendusa Pharmacy retail center and the automotive repair facility to the north), which is proposed to be redeveloped into senior housing and townhomes by Horizon Development
2. The City Hall Annex property (Engineering building/parking lot) which will likely be redeveloped into commercial or office once the new City Hall is completed.
3. Lands at the northwest corner of North Street and Madison Street, which could be combined and redeveloped.
4. Surplus City land at the corner of NW Barstow Street and Buena Vista Avenue that will no longer be needed once the new City Hall is completed and the existing one is razed.

But for the use of Tax Incremental Financing, redevelopment of these areas would not occur. Proposed projects costs include various public improvements and cash grants to owners or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

If approved by the Plan Commission, the creation of this TID will also need Common Council and Joint Review Board approval. Additionally, each phase of development will return to the Plan Commission for Site and Architectural review and approval. Any cash grants or development incentives will require a separate Development Agreement between the City and Developers, which must be approved by the Common Council.



At the time of this staff report the Project Plan was not completed but will be sent to the Plan Commission in advance of the meeting.

Options & Alternatives: The Plan Commission could not pass the resolution and the redevelopment would not occur.

Financial Remarks:

Staff Recommendation:

Staff recommends the Plan Commission approve the Plan Commission Resolution 20-1001 approving the boundaries and Project Plan for Tax Incremental Finance District Number 29.