

**City of Waukesha  
Plan Commission**

Resolution 24-10316

---

**A Resolution Approving an Amendment to the Project Plan  
and Boundaries of Tax Incremental District 29**

---

**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 29, referred to herein as TID 29, was created by the City on September 15, 2020 and has not been previously amended; 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 (4)(h)1 and §66.1105(4)(h)2 to amend the categories, locations and project costs within the Project Plan, and to add territory to TID 29; and

**Whereas** an amended Project Plan for TID 29 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;
- k. An opinion of the City Attorney advising that the plan is complete and complies with Wisconsin Statutes §66.1105(4)(f); and

**Whereas** a notice of a public hearing of the proposed amended Project Plan to be held on July 24, 2024 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, all other entities having the power to

levy taxes on property located within the District, and all owners of property within the territory proposed to be added to TID 29, in accordance with the procedures specified in Wisconsin Statutes §66.1105; and

**Whereas** the Plan Commission held a public hearing on July 24, 2024 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.

**Now, Therefore, Be It Resolved** by the Plan Commission of the City of Waukesha that:

1. It finds that the equalized value of the equalized value of taxable property of amended TID 29 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.
2. It finds that development of the additional real property of the amended boundaries of TID 29 is likely to enhance significantly all of the other real property's value.
3. It finds that the proposed amendment to the Project Plan and boundaries of the District is feasible and in conformity with the City's Comprehensive Plan.
4. It finds that the proposed amendment of the Project Plan and boundaries of the District promotes orderly development in the City.
5. It recommends to the Common Council that the boundaries of TID 29 be amended as shown in the attached Amended Project Plan.
6. It approves and adopts the attached Amended Project Plan for TID 29, and recommends its approval to the Common Council.

Adopted this 5<sup>th</sup> day of August, 2024.

  
Shawn N. Reilly, Chair

  
Doug Koehler, Secretary