

**City of Waukesha
Plan Commission**

Resolution _____ - 19

**A Resolution Designating Proposed Amended Boundaries and
Approving a Project Plan Amendment for Tax Incremental District 20**

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 20, referred to as TID 20, was created by the City on August 17, 2010, as an industrial district, 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; 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 August 14, 2019 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; and

Whereas the Plan Commission held a public hearing on August 14, 2019, 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 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.
2. It finds that at least 50% of the area of TID 20 is suitable for industrial sites and is zoned for industrial use, and that it should remain zoned industrial for the life of TID 20.
3. It finds that development of the additional real property of the amended boundaries of TID 20 is likely to enhance significantly all of the other real property's value.
4. It finds that the proposed project costs relate directly to industrial development.
5. 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.
6. It finds that the proposed amendment of the Project Plan and boundaries of the District promotes orderly development in the City.
7. It recommends to the Common Council that the boundaries of TID 20 be amended as shown in Exhibit A.
8. It approves and adopts the amended Project Plan for TID 20, attached as Exhibit B, and recommends its approval to the Common Council.

Adopted this _____ day of _____, 2019.

Shawn N. Reilly, Chair

Maria C. Pandazi, Secretary

**Legal Boundary Description or Map of
Tax Incremental District No. 20
City of Waukesha**

This can be found in the project plan

Project Plan

This will be handed out separately