



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

<b>Committee:</b> Plan Commission	<b>Date:</b> 8/26/2015
<b>Common Council Item Number:</b> PC15-03168	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Jennifer Andrews, DCD	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Public Hearing & Plan Commission Resolution – Creation of Tax Incremental Finance District No. 25	

**Details:**  
 Tax Incremental District No. 25 is proposed for the area in the vicinity of the south side of Northview Road, between Delafield Street and Aviation Drive. This Industrial TIF is being done to facilitate the complete redevelopment of 901 Northview Rd. The site is currently a vacant bowling alley. Due to the configuration of the building and the age of the structure there is no viable reuse of the existing structure. HSA proposes razing the existing building and clearing the site. They would then construct a 214,000 square foot industrial building. The building will be able to accommodate multiple users or one large user. The redevelopment of this property to an industrial use is appropriate given its close proximity to the airport and the interstate. The existing infrastructure in the area will accommodate the industrial uses.

TIF assistance is what makes this development in Waukesha possible. Developing this facility in Waukesha is much more costly than building a new facility on a green field in another location. But for TIF assistance this development would not be occurring in Waukesha. Projects in the district include: demolition of an existing shuttered bowling alley, City required architectural upgrades, site preparation, environmental testing, storm sewer upgrades on site, and land acquisition.

The property was rezoned from B-5, Community Business to M-1, Manufacturing in May, 2015 and the Final Site and Architectural Plans for the building were approved at the July 8, 2015 meeting.

**Options & Alternatives:**  
 But for the TIF district it is unlikely this property would be redeveloped due to the costs of razing the building, environmental testing and other site improvements as compared to a developing on vacant land.

**Financial Remarks:**  
[Click here to enter text.](#)



**Staff Recommendation:**

Staff recommends the Plan Commission adopt Plan Commission resolution No. 15-3169, approving the creation of Tax Incremental Finance District No. 25.

**Committee Recommendation:**

[Click here to enter text.](#)