

**Common Council  
of the  
City of Waukesha, Wisconsin**

**Resolution No. 2023-16**

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**Resolution Approving an Amendment to the Project Plan  
and Boundaries of Tax Incremental District 17**

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**Whereas** the City of Waukesha has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

**Whereas** Tax Incremental District 17, referred to herein as TID 17, was created by the City on September 18, 2007, as a district in need of rehabilitation or conservation; and

**Whereas** the City now desires to amend the Project Plan and boundaries of TID 17 in accordance with Wis. Stat. §66.1105; and

**Whereas** the amendment will add territory to TID 17 as permitted under §66.1105(4)(h)2; and amend the categories, locations or costs of Project Costs to be made as permitted under §66.1105(4)(h)1; and

**Whereas** the total estimated Project Cost expenditures will not increase as a result of this amendment; and

**Whereas** an amended Project Plan for TID 17 has been prepared that includes:

- A statement listing of the kind, number and location of all proposed public works or improvements within TID 17, or outside of TID 17 to the extent provided in §§66.1105(2)(f)1.k. and 66.1105(2)(f)1.n.;
- An economic feasibility study;
- A detailed list of estimated Project Costs;
- 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;
- A map showing existing uses and conditions of real property in TID 17;
- A map showing proposed improvements and uses in TID 17;
- Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- A list of estimated non-project costs;
- A statement of the proposed plan for relocation of any persons to be displaced;
- A statement indicating how the amendment of TID 17 promotes the orderly development of the City;

- An opinion of the City Attorney advising that the Project Plan is complete and complies with §66.1105(4)(f).; and

**Whereas**, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Waukesha County, Waukesha School District, Waukesha County Technical College District, and all other entities having the power to levy taxes on property located within TID 17, in accordance with the procedures specified in §66.1105; and

**Whereas**, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in TID 17 as proposed to be amended; and

**Whereas**, in accordance with the procedures specified in §66.1105, on March 22, 2023 the Plan Commission held a public hearing of the proposed amendment to the Project Plan and TID 17 boundaries, providing interested parties a reasonable opportunity to express their views thereon; and

**Whereas**, after the public hearing, the Plan Commission delineated the amended boundaries of TID 17, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for TID 17.

**Now, therefore**, be it resolved by the Common Council of the City of Waukesha that:

1. The boundaries of TID 17 are hereby amended to conform with Exhibit A of this Resolution.
2. The territory being added shall become part of TID 17 effective January 1, 2023.
3. The Common Council finds that:
  - (a) Not less than 50% by area of the real property within TID 17, as amended, is in need of rehabilitation or conservation work within the meaning of Wis. Stat. §66.1337(2m)(b);
  - (b) Based upon the finding in 3(a) above, TID 17 remains a district in need of rehabilitation or conservation work based on the identification and classification of the property included within TID 17;
4. The improvement of the area added to TID 17 is likely to enhance significantly the value of substantially all other real property in TID 17;
5. The equalized value of the taxable property within the area added to TID 17 plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
6. There are no parcels to be added to TID 17 by the amendment that were annexed by the City within the preceding three years.
7. The City estimates that less than 35% of the area within TID 17 will be devoted to retail business at the end of TID 17's maximum expenditure period.
8. Project Costs relate directly to promoting rehabilitation or conservation of the area consistent with the purpose for which TID 17 was created.

9. The amended Project Plan for Tax Incremental District No. 17, City of Waukesha, attached as Exhibit B, is approved and the City further finds the Project Plan is feasible and in conformity with the City's master plan.

**Be it further resolved that** the City Clerk is authorized and directed to apply to the Wisconsin Department of Revenue for a Determination of Tax Incremental Base as of January 1, 2023, pursuant to the provisions of Wis. Stat. §66.1105(5)(b).

**Be it further resolved that** pursuant to Wis. Stat. §66.1105(5)(f) that the City Assessor is authorized and directed to identify upon the assessment roll returned and examined under Wis. Stat. §70.45, the parcels that are within TID 17 as amended, and the City Clerk is authorized and directed to make similar notations on the tax roll made under Wis. Stat. §70.65.

Adopted this 6 day of April, 2023.

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Shawn N. Reilly, Mayor

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Gina L. Kozlik, City Clerk-Treasurer

**Exhibit A**  
**Amended Boundary Map**

**Exhibit B**  
**Project Plan**