

**City of Waukesha
Plan Commission**

Resolution _____ - 19

**A Resolution Approving Boundary and Project Plan
for Creation of Tax Incremental District 26**

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 26, referred to as TID 26, is proposed as a district in need of conservation or rehabilitation work as defined in Wisconsin Statutes §66.1337(2m)(a) and suitable for inclusion in a tax incremental district by Wisconsin Statutes §66.1105(4)(c); and

Whereas a 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);

and

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 creation of TID 26 and the Project Plan, providing interested parties a reasonable opportunity to express their views of the proposal.

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 26 is in need of rehabilitation and conservation work, as defined in Wisconsin Statutes §66.1337(2m)(a), and recommends to the Common Council that TID 26 be declared a rehabilitation or conservation district.
3. It finds that development of TID 26 is likely to enhance significantly all of the other real property's value.
4. It finds that the proposed project costs relate directly to conservation and rehabilitation of TID 26.
5. It finds that the proposed Project Plan and boundaries are 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 26 be determined as shown in Exhibit A.
8. It approves and adopts the amended Project Plan for TID 26, 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 Number 26
City of Waukesha**

This can be found in the project plan

Project Plan

This will be handed out separately