



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/27/2020
<b>Item Number:</b> ID#20-0503 & ID#20-0505	<b>Date:</b> 5/27/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Public Hearing and Plan Commission Resolution– Hold a public hearing and adopt a Plan Commission Resolution on a proposed amendment to Tax Incremental Finance District Number 22, a Mixed Use District in the vicinity of Sunset Drive between S. East Avenue and Tenny Avenue.	

**Details:**

Tax Incremental District Number 22 is an existing Mixed Use District located on the southeast side of the City. It generally includes lands on both sides of Sunset Drive, between East Avenue and Tenny Avenue. It also includes the Meijer property and the two outlots in front of Meijer. The original district was created in 2013 to promote mixed use development and redevelopment in the area. The first significant project in the district was the redevelopment of the former K-Mart into the Sunset Crossings retail center. The Meijer property was included in the district to use that increment to help fund a much needed stormwater management project in the vicinity of Sunset Drive and East Avenue, but should be noted that Meijer did not receive any financial assistance from the TID.

The proposed amendment to TID 22 does not change the district boundaries, it is being done to facilitate the extension of Tenny Avenue, so it connects with the bypass/Les Paul Parkway. The extension of Tenny is within a ½ mile of the TID 22 boundary so it is an eligible project cost, however the TID 22 Project Plan needs to be amended to include the additional expenditure of \$1.6 million dollars, which is the estimated cost of the Tenny extension, which includes a wetland crossing.

The extension of Tenny Avenue will provide for an additional point of access to and from the District from Hwy 59, which will help promote the businesses within the TID. The additional access point will also increase the ability for fire and other public safety services to access lands in and around the District. The need for this extension came from a traffic study completed after the creation of TID 22, so this project was unanticipated at the time of the initial project plan otherwise it likely would have been included in the original Project Plan.

The District is on pace to close in 2024 without the project plan amendment. Adding the Tenny Avenue extension project to the Project Plan will result in the TID only closing one year later, in 2025. The amendment will also need to be reviewed and approved by the Common Council and the Joint Review Board.



**Options & Alternatives:** The Plan Commission could recommend against the amendment and the project would not occur, making development south of Meijer less feasible.

**Financial Remarks:**

**Staff Recommendation:**

Staff recommends approval of the Plan Commission resolution to amend the Project Plan for Tax Incremental District Number 22 as proposed.