

RESOLUTION NO. 20-0505

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 22 CITY OF WAUKESHA, WISCONSIN

WHEREAS, the City of Waukesha (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 No. 22 (the “District”) was created by the City on May 21, 2013 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section 66.1105(2)(f)1.n, specifically the extension of Tenny Ave from the existing TID boundary to Hwy 59; and

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 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;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, 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 any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 27, 2020 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Waukesha that:

1. The boundaries of Tax Incremental District No. 22 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this 27th day of May, 2020.



[Shawn Reilly \(Jun 23, 2020 12:40 CDT\)](#)

Shawn Reilly
Plan Commission Chair



[Doug Koehler \(Jun 23, 2020 12:25 CDT\)](#)

Doug Koehler
Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 22
CITY OF WAUKESHA**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

TID 22 Amendment 1 PC Resolution Final

Final Audit Report

2020-06-23

Created:	2020-06-23
By:	Jeff Fortin (JFortin@waukesha-wi.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXBmUGv1U4ilNKvsSWHWvf9TQdEuzIRd

"TID 22 Amendment 1 PC Resolution Final" History

-  Document created by Jeff Fortin (JFortin@waukesha-wi.gov)
2020-06-23 - 5:24:11 PM GMT- IP address: 205.213.2.3
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2020-06-23 - 5:24:32 PM GMT
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2020-06-23 - 5:25:28 PM GMT- IP address: 205.213.2.3
-  Document e-signed by Doug Koehler (dkoehler@waukesha-wi.gov)
Signature Date: 2020-06-23 - 5:25:56 PM GMT - Time Source: server- IP address: 205.213.2.3
-  Document emailed to Shawn Reilly (sreilly@waukesha-wi.gov) for signature
2020-06-23 - 5:25:58 PM GMT
-  Email viewed by Shawn Reilly (sreilly@waukesha-wi.gov)
2020-06-23 - 5:39:57 PM GMT- IP address: 205.213.2.3
-  Document e-signed by Shawn Reilly (sreilly@waukesha-wi.gov)
Signature Date: 2020-06-23 - 5:40:24 PM GMT - Time Source: server- IP address: 205.213.2.3
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