

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

**Resolution No. 2020 - \_\_\_\_\_**

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**Resolution Creating Tax Incremental District 29,  
Approving Its Project Plan, and Establishing Its Boundaries**

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**Whereas** the City of Waukesha has determined that the use of tax incremental financing is required to promote development and redevelopment within the City; and

**Whereas** Tax Incremental District 29, referred to herein as the District, is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wis. Stats. §66.1105; and

**Whereas** a Project Plan for the District has been prepared that includes:

- 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 Wis. Stats. §§66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- 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 the District;
- A map showing proposed improvements and uses in the District;
- 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 District promotes the orderly development of the City;
- An opinion of the City Attorney advising that the plan is complete and complies with Wis. Stats. §66.1105(4)(f); and

**Whereas** prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Waukesha County, the Waukesha School District, and the Waukesha County 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 Wis. Stats. §66.1105; and

**Whereas** in accordance with the procedures specified in Wis. Stats. §66.1105, the Plan Commission on August 26, 2020 held a public hearing concerning the Project Plan, boundaries, and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

**Whereas** after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

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

1. Tax Incremental District 29, City of Waukesha, referred to herein as the District, is created and its boundaries are established as shown in the attached Exhibit A.
2. The District is created effective as of January 1, 2020.
3. The Common Council finds and declares that:
  - a. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wis. Stats. §66.1337(2m)(b).
  - b. The improvement of that area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - c. The District is declared to be a district in need of rehabilitation or conservation work, an industrial district based on the identification and classification of the property included within the District.
4. The equalized value of the taxable property in the District, 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.
5. There is no land included in the District that was annexed to the City within the preceding three years.
6. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, for purposes of the application required by Wis. Stats. §66.1105(5)(b).
7. The project costs relate directly to promoting the rehabilitation or conservation of the area, consistent with the purposes for which the District is created.

8. The Project Plan for the District, attached as Exhibit B, is approved, and that the Project Plan is feasible and in conformity with the master plan of the City.

**Be it further resolved that** the City Clerk-Treasurer is hereby authorized and directed to apply to the Wisconsin Department of Revenue for a Determination of Tax Incremental Base as of January 1, 2020, pursuant to Wis. Stats. §66.1105(5)(b).

**Be it further resolved that** pursuant to §66.1105(5)(f) the City Assessor is authorized and directed to identify upon the assessment roll returned and examined under Wis. Stats. §70.45 those parcels of property that are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wis. Stats. §70.65.

This Resolution was passed and adopted by the Common Council of the City of Waukesha the 15<sup>th</sup> day of September, 2020.

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Shawn N. Reilly, Mayor

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Gina L. Kozlik, City Clerk-Treasurer