

**VILLAGE OF PEWAUKEE, WI**  
**RESOLUTION No. 2021-04**

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for  
Tax Incremental District No. 3

**ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT  
PLAN FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

**WHEREAS**, pursuant to Wisconsin Statutes §66.1105 (the "Tax Increment Law") the Village of Pewaukee has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

**WHEREAS**, Tax Incremental District No. 3 ("the District") is proposed to be created as a "blighted area district" based on findings that at least 50 percent (by area) of the real property within the District is a blighted area; and

**WHEREAS**, a Project Plan for Tax Incremental District No. 3 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the District;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are expected to be incurred;
5. A map showing existing uses and conditions of real property in the District;
6. A map showing proposed improvements and uses in the District;
7. Proposed changes of zoning ordinances, master plan, map, building codes, and Village Ordinances;
8. A statement of the proposed method for relocation of any person to be displaced;
9. A statement indicating how creation of the District promotes the orderly development of the Village;
10. A list of estimate non-project costs;
11. An Opinion of the Village Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 11, 2021, held a public hearing concerning the project plan and boundaries and proposed creation of the District providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the District.

**WHEREAS**, after said public hearing, the Plan Commission adopted, and recommended to the Village Board that it create the District and approve the boundaries of the District.

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**NOW THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Pewaukee that:

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the District are hereby approved and established as legally described in Exhibit A attached and incorporated herein by reference.
3. The District is created effective as of January 1, 2021, and shall be known as "Tax Incremental District No. 3, Village of Pewaukee, Waukesha County, Wisconsin".
4. The Village Board finds and declares that:
  - a. At least 50 percent (by area) of the real property within the District is a blighted area as defined in Wisconsin Statute Section 66.1105(2)(ae).
  - b. Based upon the findings, as stated in (a) above, the District is declared to be a blighted area district.
  - c. The improvement of the area is likely to significantly enhance all the other real property value in the District.
  - d. The development activities projected in the Project Plan would not occur without tax incremental financing.
  - e. The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
  - f. The Village 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, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
  - g. The project costs relate directly to eliminating blight in the District consistent with the purpose for which the District is created.
  - h. Confirms that the boundaries of the District do not include any annexed territory that was not within the boundaries of the Village on January 1, 2004.
5. The Project Plan, prepared by Robert W. Baird & Co. dated January 22, 2021 which is incorporated herein in its entirety by reference, is approved and the Village further finds that plan is feasible and will be in conformity with the master plan of the Village as the master is to be modified as described in the project plan.

**BE IT FURTHER RESOLVED THAT** the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

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**BE IT FURTHER RESOLVED THAT** the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

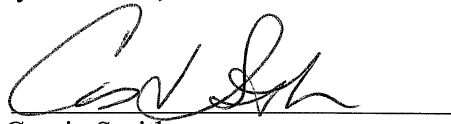
Adopted this 2nd day of March, 2021

**Village of Pewaukee**

By   
Jeff Knutson, Village President

**CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Village Board of  
the Village of Pewaukee on the 2nd day of March, 2021.

  
Cassie Smith,  
Village Clerk