



Wauwatosa, WI

Financial Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, January 20, 2026

7:30 PM

Committee Room #1 and Zoom:
<https://servetosa.zoom.us/j/82091946645>,
Meeting ID: 820 9194 6645

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Consideration of request from the Parks and Forestry Superintendent for authorization to enter into contract with AstroTurf Great Lakes for turf replacement, and approval of a Level Three Fund Transfer for repairs to the Hart Park Stadium field [26-0125](#)
2. Consideration of request from the Engineering Division for advanced approval to enter into contract for real estate professional services for the reconstruction of North Ave from Met to Wee Lane to Wauwatosa Avenue (CIP Projects #2301 & #1127), in an amount not to exceed \$400,000 [26-0129](#)
3. Consideration of recommendation to provide short term financing to the Wauwatosa School District for their share of the Froedtert Settlement, which is due February 15, 2026 [26-0107](#)
4. Consideration of approval of statutorily required 2025 Property Tax refunds [26-0132](#)
5. Consideration of approval of an adjusted 2026 Sanitary Sewer local rate [26-0048](#)
6. Consideration of creation of Tax Increment District 16 - Research Park West, and adoption of a project plan [26-0056](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0125

Agenda Date: 1/20/2026

Agenda #: 1.

Consideration of request from the Parks and Forestry Superintendent for authorization to enter into contract with AstroTurf Great Lakes for turf replacement, and approval of a Level Three Fund Transfer for repairs to the Hart Park Stadium field

Submitted by:

Alex Krutsch - Parks and Forestry Superintendent

Department:

Public Works

A. Issue

Authorization is needed for staff to enter into a contract with AstroTurf Great Lakes for installation of synthetic turf at Hart Park stadium and a level three fund transfer of donated funds.

B. Background/Options

The flooding that occurred on August 9th-10th, 2025 damaged many of Hart Park's facilities. One of the hardest hit areas was Hart Park Stadium. Damage to this facility included a complete loss of the synthetic turf field, damage to the field's drainage system, and to the spectator bleachers.

On December 17th, 2025 the City issued a Request for Proposals (RFP) for replacement of the synthetic turf field and repairs to a portion of the stone base. At the same time the City issued a second request for proposal for cleaning of the stadium's storm sewer system. In response the City received 5 proposals to the RFP for turf field replacement and no proposals to the RFP for sewer cleaning.

Of the proposals received for field replacement AstroTurf had the second lowest base bid of \$591,675.00 compared to the low base bid of \$591,423.40 from Sprinturf LLC a difference of \$252. However, AstroTurf's unit price for stone (\$80/cubic yard) and flat panel drains (\$5/linear foot) are substantially lower than those of Sprinturf's (stone \$181.96/cubic yard and flat panel drains \$204.12/linear foot). This is significant because pricing was based on estimated quantities of stone and flat panel drains as provided by the City's consultant Graef Engineering. If actual quantities needed for repair exceed the estimated, even by a very minor amount, total project costs would escalate far quicker under Sprinturf's unit pricing.

As part of the RFP process companies were encouraged to include alternate products or solutions that might be a better fit or offer added value to the City. Included in AstroTurf's proposal was an alternate for their Rootzone 3d3 Blend turf. This product offers additional fiber density and different fiber types which enhance playability and durability. This product mitigates infill migration and "splash" creating a safer surface for athletes and has an extended warranty from the manufacturer of 10 years, compared to the standard 8-year warranty. While this product is an additional \$15,364, staff believes it offers a good value considering the extended warranty and increased useful life of the field thereby extending replacement intervals, so I am recommending this alternate

product be utilized.

C. Strategic Plan (Area of Focus)

Quality of Life

D. Fiscal Impact

Staff is recommending the use of funds donated to the City for flood recovery of Hart Park, as such staff does not anticipate fiscal impact to the City. In addition, the project was publicly bid through the RFP process so costs should remain eligible for reimbursement should Federal or State aid become available. In order to expend the donated funds a Level III Fund Transfer is needed in an amount not to exceed \$690,000, which consists of the field turf replacement project with a 10% contingency and \$18,500 for design, permitting, and construction management services with Graef.

E. Recommendation

Staff recommends approval of a contract with AstroTurf Great Lakes in the amount of \$607,039.00 for the replacement of field turf at Hart Park Stadium and approval of a Level III fund transfer in amount not to exceed \$690,000 from the flood recovery donation.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0129

Agenda Date: 1/20/2026

Agenda #: 2.

Consideration of request from the Engineering Division for advanced approval to enter into contract for real estate professional services for the reconstruction of North Ave from Met to Wee Lane to Wauwatosa Avenue (CIP Projects #2301 & #1127), in an amount not to exceed \$400,000

Submitted by:

Boris Veleusic, PE
City Engineer

Department

DPW, Engineering Division

A. Issue

Request from the Engineering Division for advanced approval to enter into contract with a firm for professional services to evaluate and acquire the real estate needed for the reconstruction of North Ave from Met to Wee Ln. to Wauwatosa Ave. (CIP Projects #2301 & #1127) based on qualifications and cost, in an amount not to exceed \$400,000.

B. Background/Options

The North Avenue reconstruction project includes replacing two bridges over the Menomonee River and the roadway from 95th St to Wauwatosa Avenue. Project plans include raising the roadway profile up to seven feet over the river, replacing the pavement, storm and sanitary sewers, watermain, signals and street lighting throughout, as well as constructing new separated bike lanes, ADA curb ramps and streetscaping.

The project improvements cause impacts to 120 properties adjacent to North Avenue within the project limits. (Right of Way Plat attached) Because of the magnitude and complexity of this project, City staff has deemed it necessary to engage in a contract with a real estate firm for professional services to include the following:

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
Sales Study	1	Project
Project Management	1	Project
Preparation of Nominal Value Offers	55	Each
Appraisals	65	Each
Acquisitions	120	Each
Partial Release of Mortgage	120	Each
Utility Release of Rights	12	Each
Recording Fees	132	Each

The Engineering Division will advertise a Request for Proposals (RFP) for professional services. Upon receiving and reviewing the proposals, staff is requesting advanced approval to engage in contract with the firm which is

the most advantageous to the City based on qualifications and costs in an amount not to exceed \$400,000.

It is the Department of Transportation's (DOT's) standard procedure to begin the real estate process after the Environmental Document is approved. This project has significant impacts to parkland because of the roadway profile changes over the river. The profile elevation was set based on hydraulic analysis of the bridge opening. The impacts to the parkland must be approved by Milwaukee County and the State Historical Preservation Office (SHPO) through the Section 106 process before the Environmental Document can be submitted. The Section 106 process is taking much longer than anticipated and jeopardizing our project schedule. The Environmental Document isn't expected to be approved until April/May 2026.

The City needs to get a real estate firm under contract to start the property evaluations, nominal offer reports and acquisition statements, so that when the Environmental Document is approved, we can immediately start making offers to property owners. Because of the size of this project, the acquisition process is expected to take 18 months. All property fee and easements need to be acquired by August 1, 2027. We have coordinated with DOT and they agree with this approach.

C. Strategic Plan (Area of Focus)

Priority 2: Public Safety, Goal 2 - Proactively address pedestrian, bicycle and vehicular safety.

Priority 3: Infrastructure, Goal 1 - Optimize infrastructure to handle 100-year weather events.

Priority 3: Infrastructure, Goal 2 - Ensure the City's infrastructure supports public health through multi-modal transportation and recreation opportunities.

D. Fiscal Impact

This project is partially funded through WisDOT's Local Bridge Program and Surface Transportation Program - Urban. Eligible project costs are funded 80% federal and 20% local in each.

Real Estate is not an eligible cost with these programs and is to be 100% funded by the City. The cost to acquire the real estate property is included in the CIP. This request is for the funds needed to engage in a contract with a firm for real estate services necessary for the valuation and acquisition of property being acquired for the North Ave reconstruction project in an amount not to exceed \$400,000.

E. Recommendation

Approve the Engineering Division to enter into contract with a firm for professional services to evaluate and acquire the real estate needed for the reconstruction of North Ave from Met to Wee Ln. to Wauwatosa Ave. (CIP Projects #2301 & #1127) based on qualifications and costs and in an amount not to exceed \$400,000.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED (ACRES OR S.F.)			P.L.E. S.F.	T.L.E. S.F.
				NEW	EXISTING	TOTAL		
1	4.08	STEVEN L. WANDREY AND CHRISTINE N. WANDREY, AS TRUSTEES OF THE STEVEN L. AND CHRISTINE N. WANDREY REVOCABLE TRUST U/A DATED OCTOBER 15, 2014	FEE & PLE & TLE	587	0	587	3307	10460
2	4.08	THE COUNTY OF MILWAUKEE	FEE & TLE	11710	0	11710	0	44373
3	4.08	SERAFINO SQUARE INC.	TLE	0	0	0	0	4840
4	4.09	MICHAEL J. DONOVAN	TLE	0	0	0	0	235
5	4.09	ASHLEY A. CAMPBELL	FEE & TLE	27	0	27	0	359
6	4.09	TOSA EIGHT LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	1314	0	1314	0	604
7	4.09	TOSA EIGHT LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	1295	0	1295	0	564
8	4.09	NOAH P. RILEY AND JENNIFER A. RILEY, AS HUSBAND AND WIFE	FEE & TLE	2226	0	2226	0	755
9	4.09	DOMINIC AMBROSELLI	FEE & TLE	1457	0	1457	0	1509
10	4.09	JONATHAN TODD MORRIS AND SUSAN K. MORRIS, AS HUSBAND AND WIFE	TLE	0	0	0	0	3016
11	4.09	HOME PATH FINANCIAL LIMITED PARTNERSHIP	TLE	0	0	0	0	543
12	4.09	HOME PATH FINANCIAL LIMITED PARTNERSHIP	TLE	0	0	0	0	499
13	4.09	WILLIAM J. RACK & SHERRY H. RACK REVOCABLE TRUST, VENDOR AND MORTADA ESTATES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, VENDEE	TLE	0	0	0	0	431
14	4.10	MILLFORD LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS TO A 33.33% INTEREST AND SCONNIE FOX LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS TO A 66.67% INTEREST	TLE	0	0	0	0	688
15	4.10	HOCHMUTH SCOTT T. ERICKSON ROBIN M.	TLE	0	0	0	0	291
16	4.10	ELIM REALTY LLC	FEE & TLE	752	0	752	0	323
17	4.10	KEVIN LEITERMANN PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	38
18	4.10	KEVIN LEITERMANN PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	37
19	4.10	BRIGHT INVESTMENTZ 1 LLC	TLE	0	0	0	0	75
20	4.10	TODD TROSHYNSKI	TLE	0	0	0	0	881
21	4.11	NAMM-MILWAUKEE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	248	0	248	0	62
22	4.11	ROBERT T. WOOD AND LISA K. WOOD, AS HUSBAND AND WIFE	FEE & TLE	485	0	485	0	569
23	4.11	NORTH AVE, LLC	FEE & TLE	112	0	112	0	818
24	4.11	AJLW PROPERTIES, LLC	TLE	0	0	0	0	65
25	4.11	JOHN M. FOX	TLE	0	0	0	0	75
26	4.11	JUDY YERDON	TLE	0	0	0	0	450
27	4.11	SAMUEL BRITT SAUSEDAD AND MARIA DEL SOL SAUSEDAD, AS HUSBAND AND WIFE	TLE	0	0	0	0	468
28	4.11	9101 NORTH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	901
29	4.11	JOHN R. DWYER JR. AND MARY E. DWYER, AS HUSBAND AND WIFE	TLE	0	0	0	0	157
30	4.11	MARY L. SCHNEIDER, FORMERLY KNOWN AS MARY L. STOWE	TLE	0	0	0	0	154
31	4.11	JDM PARTNERS, LLC	TLE	0	0	0	0	134
32	4.11	JOHN MICHAEL FOX	TLE	0	0	0	0	132
33	4.12	ERIN KELLY PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1383
34	4.12	L-S PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1971
35	4.12	89TH ST, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, VENDOR AND ROMA INVESTMENTS, LLC, A WISCONSIN LIMITED COMPANY, VENDEE	FEE & TLE	168	0	168	0	352
36	4.12	LALLI REVOCABLE TRUST	FEE & TLE	240	0	240	0	160
37	4.12	RMD I L.L.C, A DELAWARE LIMITED LIABILITY COMPANY	TLE	0	0	0	0	202
38	4.12	RMD I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY	TLE	0	0	0	0	5020
39	4.13	YUE KWONG HUI AND SANDRA KAM HUI, AS HUSBAND AND WIFE	FEE & TLE	537	0	537	0	363
40	4.13	TOSA LLC	FEE & TLE	306	0	306	0	962
41	4.13	DANIEL BURES OR SANDRA B. BURES, TRUSTEES OF THE BURES TRUST DATED MARCH 5, 2002	FEE & TLE	209	0	209	0	391
42	4.13	NORTH AVENUE INVESTMENT PROPERTIES LLC	FEE & TLE	829	0	829	0	761
43	4.13	NORTH SHORE BANK, FSB, FKA NORTH SHORE SAVINGS AND LOAN ASSOCIATION	FEE & TLE	21	0	21	0	1102
44	4.13	MARCY REAL ESTATE LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	632
45	4.13	DONG JIN SIN AND TAE CHA SIN	TLE	0	0	0	0	1294

REVISION DATE	DATE	SCALE, FEET	HWY:	STATE R/W PROJECT NUMBER	PLAT SHEET
_____	10/31/2025	0 NTS	W. NORTH AVENUE	2135-05-20/21 & 2135-15-22	4.02
_____	GRID FACTOR	N/A	COUNTY:	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

SCHEDULE OF LANDS & INTERESTS REQUIRED

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PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED (ACRES OR S.F.)			P.L.E. S.F.	T.L.E. S.F.
				NEW	EXISTING	TOTAL		
46	4.13	SATORI MANAGEMENT LLC	TLE	0	0	0	0	200
47	4.13	SATORI MANAGEMENT LLC	TLE	0	0	0	0	471
48	4.13	8715 NORTH LLC	TLE	0	0	0	0	200
49	4.13	RMTR 8651 LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	200
50	4.13	RMTR 8651 LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1424
51	4.14	TMPN PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	2365
52	4.14	AK WENZEL PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1200
53	4.14	DOMINIC AMBROSELLI	TLE	0	0	0	0	444
54	4.14	DOMINIC AMBROSELLI	FEE & TLE	590	0	590	0	963
55	4.14	DOMINIC AMBROSELLI	FEE & TLE	445	0	445	0	1462
56	4.14	LUDOMIR J. BASAJ AND KIMBERLY N. BASAJ, AS HUSBAND AND WIFE	FEE & TLE	192	0	192	0	1228
57	4.14	LADIAMA L. JOHNSON	TLE	0	0	0	0	981
58	4.14	3933-37 NORTH 76TH STREET, LLC	TLE	0	0	0	0	1317
59	4.15	GREG F. GENSCHE	TLE	0	0	0	0	321
60	4.15	CATHERINE C. BOJAR TRUST DATED MAY 23, 2006, VENDOR'S INTEREST AND 8500 NORTH AVENUE LLC, A VENDEE'S INTEREST	TLE	0	0	0	0	815
61	4.15	CCM-PASADENA APARTMENTS LLC	TLE	0	0	0	0	2273
62	4.15	HUNDREDS AND THOUSANDS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	235
63	4.15	DAVID W. AND BARBARA A. SWAN REVOCABLE TRUST DATED AUGUST 20, 2001	TLE	0	0	0	0	3701
64	4.15	JOHN ROBERT DWYER III, MICHAEL PATRICK DWYER AND COLLEEN MARY DWYER, TRUSTEES OF DWYER ENTERPRISES, AN IRREVOCABLE TRUST UNDER AGREEMENT DATED DECEMBER 21, 1993	TLE	0	0	0	0	2944
65	4.15	K2 LLC	TLE	0	0	0	0	2947
66	4.15	ANDREW SINKO AND ELISSA ANDERSSON	TLE	0	0	0	0	442
67	4.15	L 12 LLC	TLE	0	0	0	0	2400
68	4.15	MICHELLE M. LEVONOWICH	TLE	0	0	0	0	2299
69	4.15	BOBBIE JO MLEZIVA AND SCOTT A. MLEZIVA	TLE		0	0	0	2298
70	4.16	HIGBEE CHELSEA HIGBEE MATTHEW	TLE	0	0	0	0	415
71	4.16	CHRISTOPHER SANDOVAL	TLE	0	0	0	0	570
72	4.16	KATHRYN ANNE SCHUSTER-MACDONALD, FORMERLY KNOWN AS KATHRYN M. MACDONALD	TLE	0	0	0	0	460
73	4.16	MCJ GROUP LLC	TLE	0	0	0	0	317
74	4.16	MCJ GROUP LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	207
75	4.16	JSN PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	431
76	4.16	PAUL M. MEIER AND JENNA M. MEIER, AS HUSBAND AND WIFE	TLE	0	0	0	0	621
77	4.16	VAN DAALWYK APARTMENTS, LLC	TLE	0	0	0	0	430
78	4.16	WESTOSA APARTMENTS LLP	TLE	0	0	0	0	1359
79	4.16	8303 NORTH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	65	0	65	0	1122
80	4.16	THE LE ANN KLECKZA LIVING REVOCABLE TRUST, DATED JULY 20, 2012	FEE & TLE	156	0	156	0	449
81	4.16	16 APOLLO, LLC	FEE & TLE	117	0	117	0	563
82	4.16	JASON P. MORIARTY AND REBECCA M. MORIARTY, AS HUSBAND AND WIFE	TLE	0	0	0	0	2371
83	4.17	EBMW PROPERTIES, LLC AND EWIES PROPERTIES LLC	TLE	0	0	0	0	402
84	4.17	TJH ENTERPRISES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	375
85	4.17	IRELAND INVESTMENTS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	4	0	4	0	775
86	4.17	JAMES M. BLANK AND SALLY L. BLANK	FEE & TLE	45	0	45	0	355
87	4.17	EMILY LEHNER	FEE & TLE	177	0	177	0	843
88	4.17	HILLSIDE INVESTMENTS LLC	TLE	0	0	0	0	2371
89	4.17	MELAN, TIMOTHY R & MITCHELL T	TLE	0	0	0	0	2371

REVISION DATE	DATE	SCALE, FEET	HWY:	STATE R/W PROJECT NUMBER	PLAT SHEET
_____	10/31/2025	0 NTS	W. NORTH AVENUE	2135-05-20/21 & 2135-15-22	4.03

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED (ACRES OR S.F.)			P.L.E. S.F.	T.L.E. S.F.
				NEW	EXISTING	TOTAL		
90	4.17	TIMOTHY R. MELAN	TLE	0	0	0	0	1232
91	4.17	T.J.H. ENTERPRISE LLC (CORRECT NAME PER THE DEPARTMENT OF FINANCIAL INSTITUTIONS IS TJH ENTERPRISES LLC)	TLE	0	0	0	0	1000
92	4.17	T.J.H. ENTERPRISE LLC (CORRECT NAME PER THE DEPARTMENT OF FINANCIAL INSTITUTIONS IS TJH ENTERPRISES LLC)	TLE	0	0	0	0	1000
93	4.17	HUNT PROPERTIES, LLC	TLE	0	0	0	0	1406
94	4.18	K21 LLC	FEE & TLE	192	0	192	0	1088
95	4.18	YVONNE KOPS	FEE & TLE	120	0	120	0	680
96	4.18	TOSA PROPERTIES LLC	FEE & TLE	240	0	240	0	960
97	4.18	80TH STREET, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	193	0	193	0	772
98	4.18	LGAH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	68	0	68	0	1875
99	4.18	JOANNA CHENEY	TLE	0	0	0	0	700
100	4.18	ARTHUR HEITZER	TLE	0	0	0	0	700
101	4.18	NANCY E. KRAJCIR-BENNETT	TLE	0	0	0	0	400
102	4.18	NEIL B. CHILDRESS, JR., AND HIS SUCCESSORS IN TRUST AS TRUSTEE OF THE NEIL B. CHILDRESS, JR. REVOCABLE TRUST U/A MARCH 4, 2019	TLE	0	0	0	0	697
103	4.18	SHAWNA L. LANGFORD	TLE	0	0	0	0	600
104	4.18	JAMES R. KOBS	TLE	0	0	0	0	600
105	4.18	ELLIOTT R. GENGEMBRE	TLE	0	0	0	0	600
106	4.18	ABBY A. SOKOL, FORMERLY KNOWN AS ABBY A. SOKOL-ROBERTS	TLE	0	0	0	0	900
107	4.18	REBECCA LAMBERT	TLE	0	0	0	0	600
108	4.19	LGAH LLC, A WISCONSIN LIMITED LIABILITY COMPANY LGAH LLC	TLE	0	0	0	0	620
109	4.19	LGAH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	496
110	4.19	LGAH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	2163
111	4.19	JOSHUA D. ORANGER AND KAREN M. ORANGER, AS HUSBAND AND WIFE	TLE	0	0	0	0	600
112	4.19	TERENCE E. HUBER	TLE	0	0	0	0	600
113	4.19	JENNY STEPHENSON	TLE	0	0	0	0	900
114	4.19	PETER J. KUBACKI	TLE	0	0	0	0	900
115	4.19	CHRISTINE A. BJORKLUND	TLE	0	0	0	0	900
116	4.19	PATRICK A.J. MCNEIL AND SELENA M. MCNEIL, AS HUSBAND AND WIFE	TLE	0	0	0	0	900
117	4.08	NORTH AVENUE LOT LLC	TLE	0	0	0	0	59
118	4.10	BROOKS A. CHRISTY AND SILVERSTEIN ALLEN	TLE	0	0	0	0	65
119	4.10	APPLEGET L. LONNIE AND MITCHELL M. JENNIFER	TLE	0	0	0	0	15
120	4.10	RENATO SCHMIDT REVOCABLE LIVING TRUST	TLE	0	0	0	0	50

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REVISION DATE	DATE	SCALE, FEET	HWY:	STATE R/W PROJECT NUMBER	PLAT SHEET
_____	10/31/2025	0 NTS	W. NORTH AVENUE	2135-05-20/21 & 2135-15-22	4.04

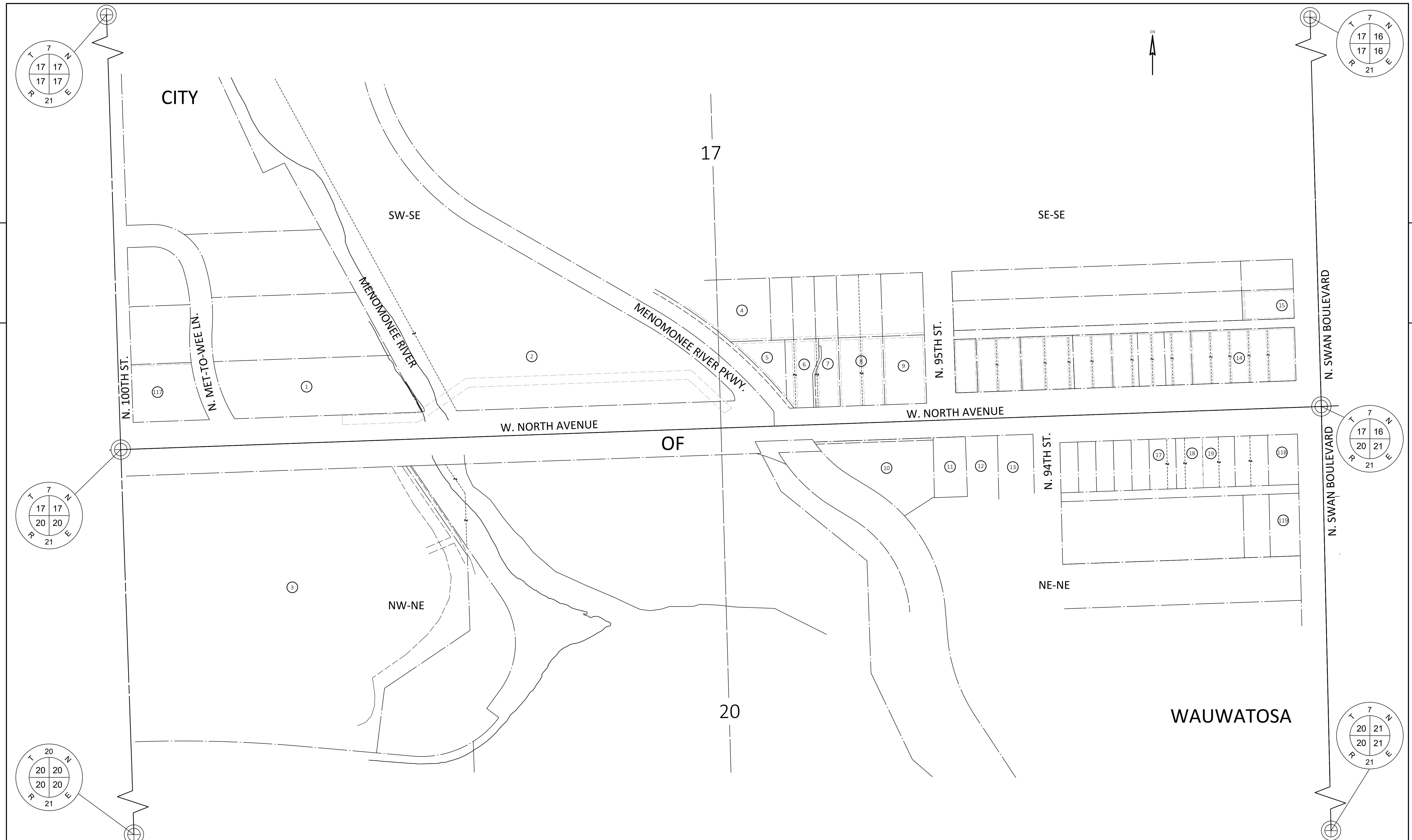
FILE NAME : 040201_RS.DWG
LAYOUT NAME - 040203_rs

PLOT DATE : 10/31/2025 1:27 PM PLOT BY : HERNANDEZ, EDGAR PLOT NAME :

PLOT SCALE :

WISDOT/CADD'S SHEET 75

301



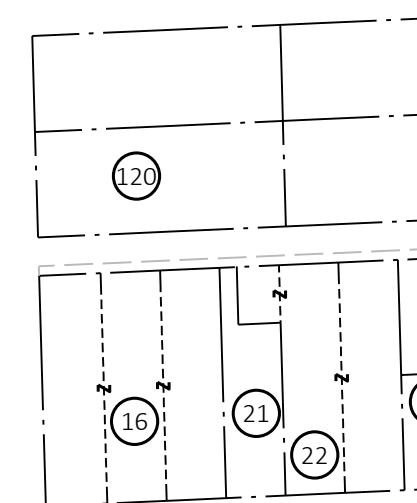
REVISION DATE	DATE	10/31/2025	SCALE, FEET	HWY: W. NORTH AVENUE	STATE R/W PROJECT NUMBER	2135-05-20/21 & 2135-15-22	PLAT SHEET	4.05
GRID FACTOR	N/A		0 100 200	COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER	2135-05-71/72 & 2135-15-70	PS&E SHEET	E
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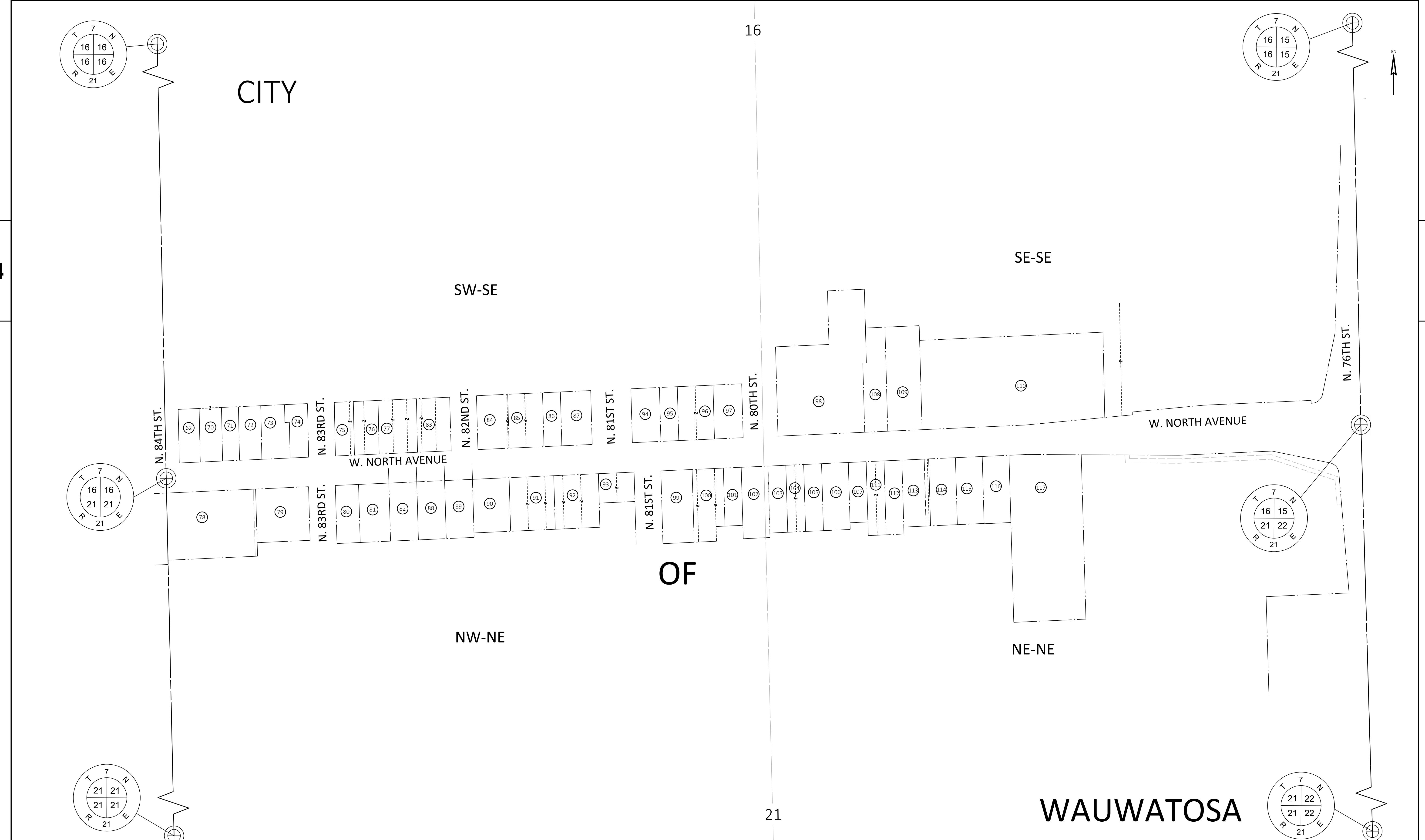
CITY

4

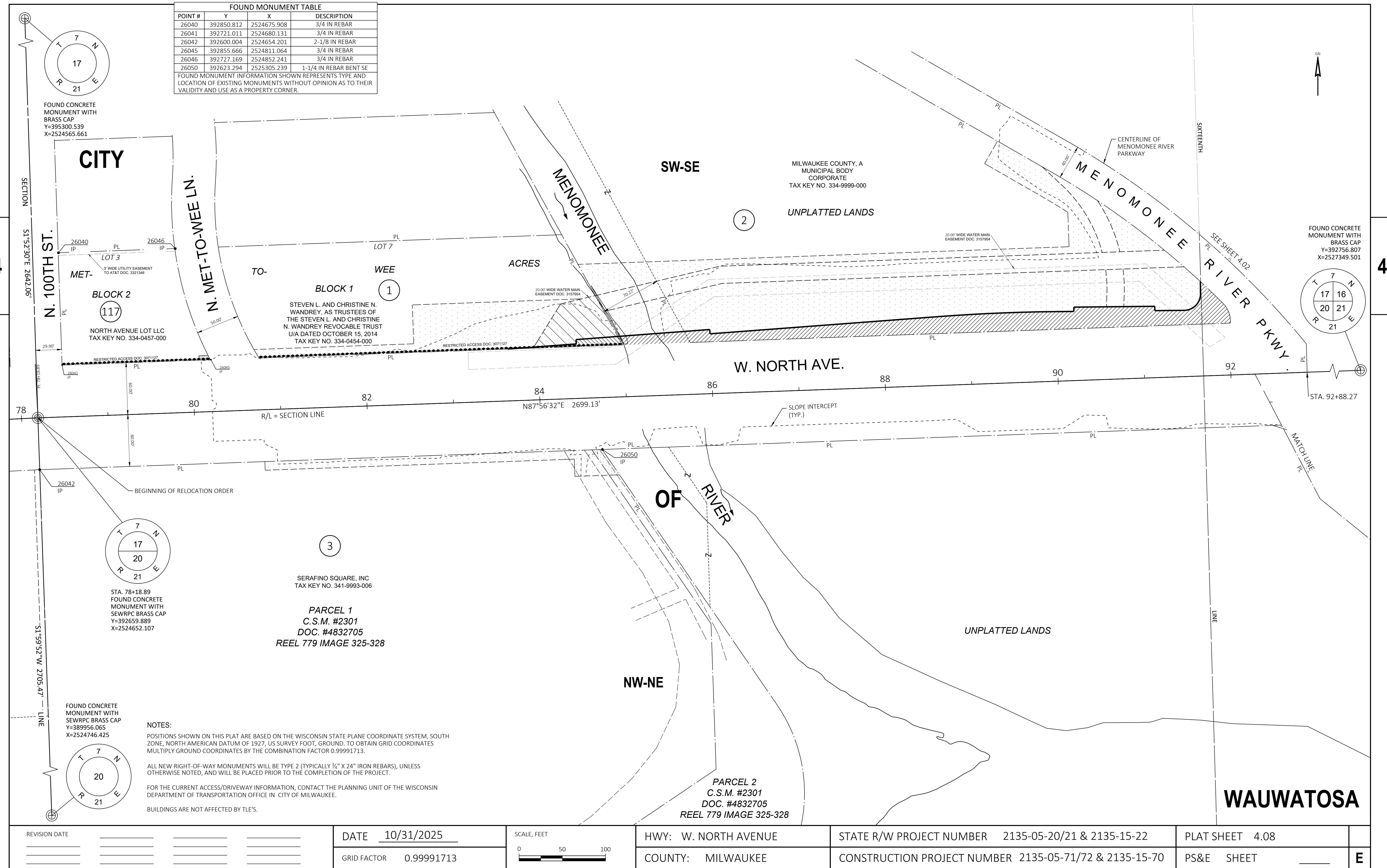
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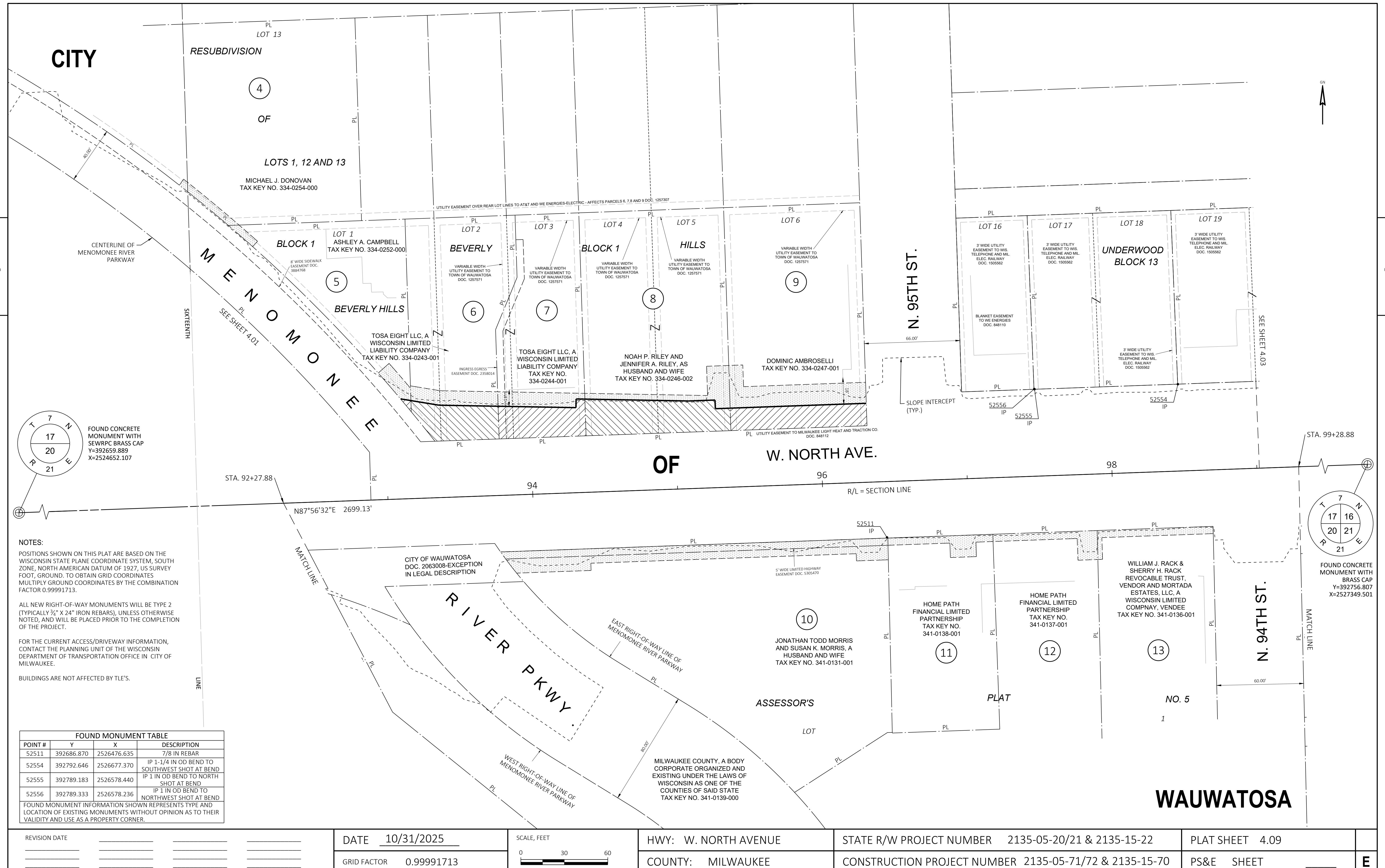
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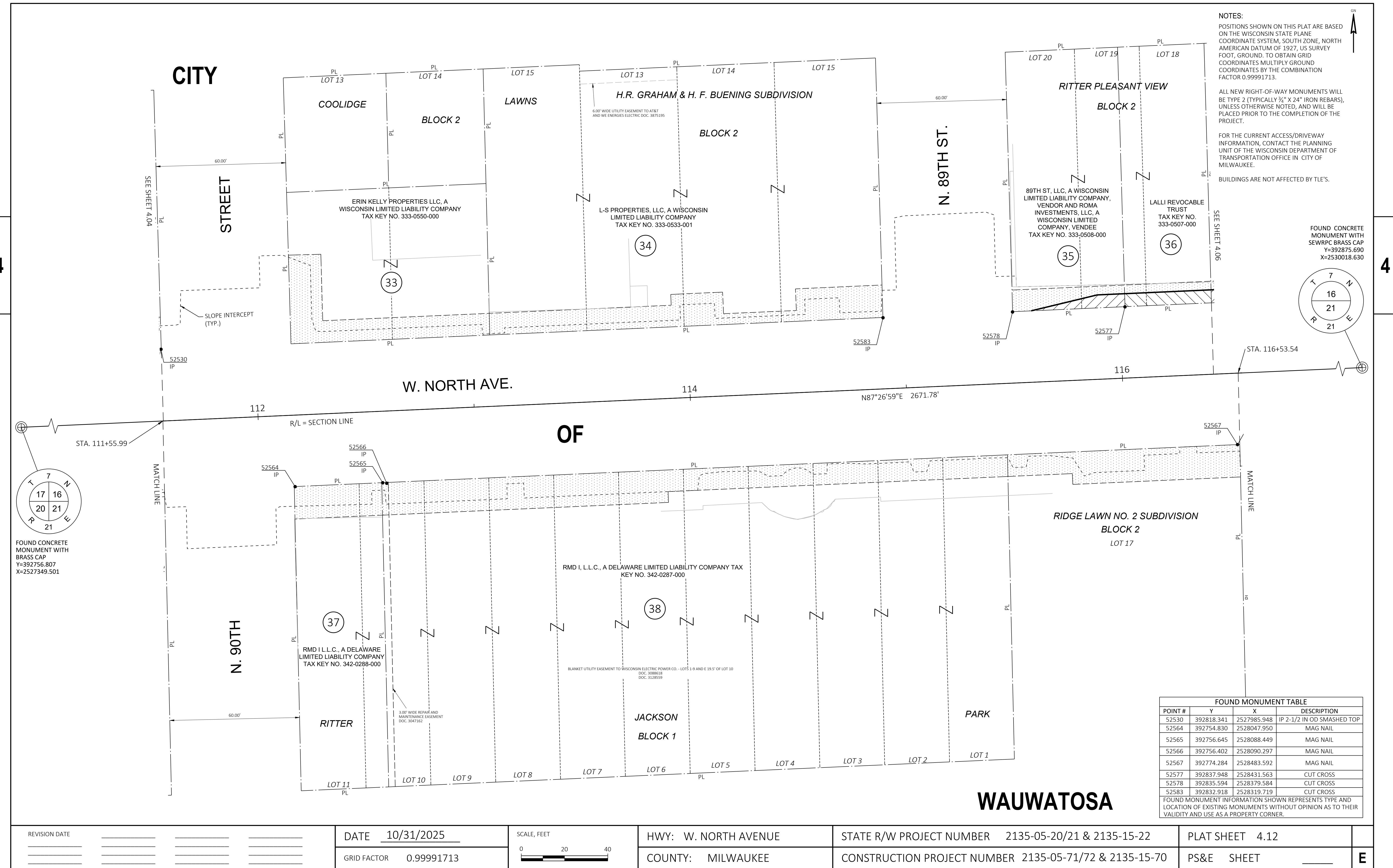




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_____	GRID FACTOR	N/A	COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET
_____	_____	_____	10/31/2025 1:27 PM	2135-05-71/72 & 2135-15-70	E







REVISION DATE _____

DATE 10/31/2025

GRID FACTOR 0.99991713

SCALE, FEET

0 20

HWY: W. NORTH AVENUE

COUNTY: MILWAUKEE

STATE R/W PROJECT NUMBER 2135-05-20/21 & 2135-15-22

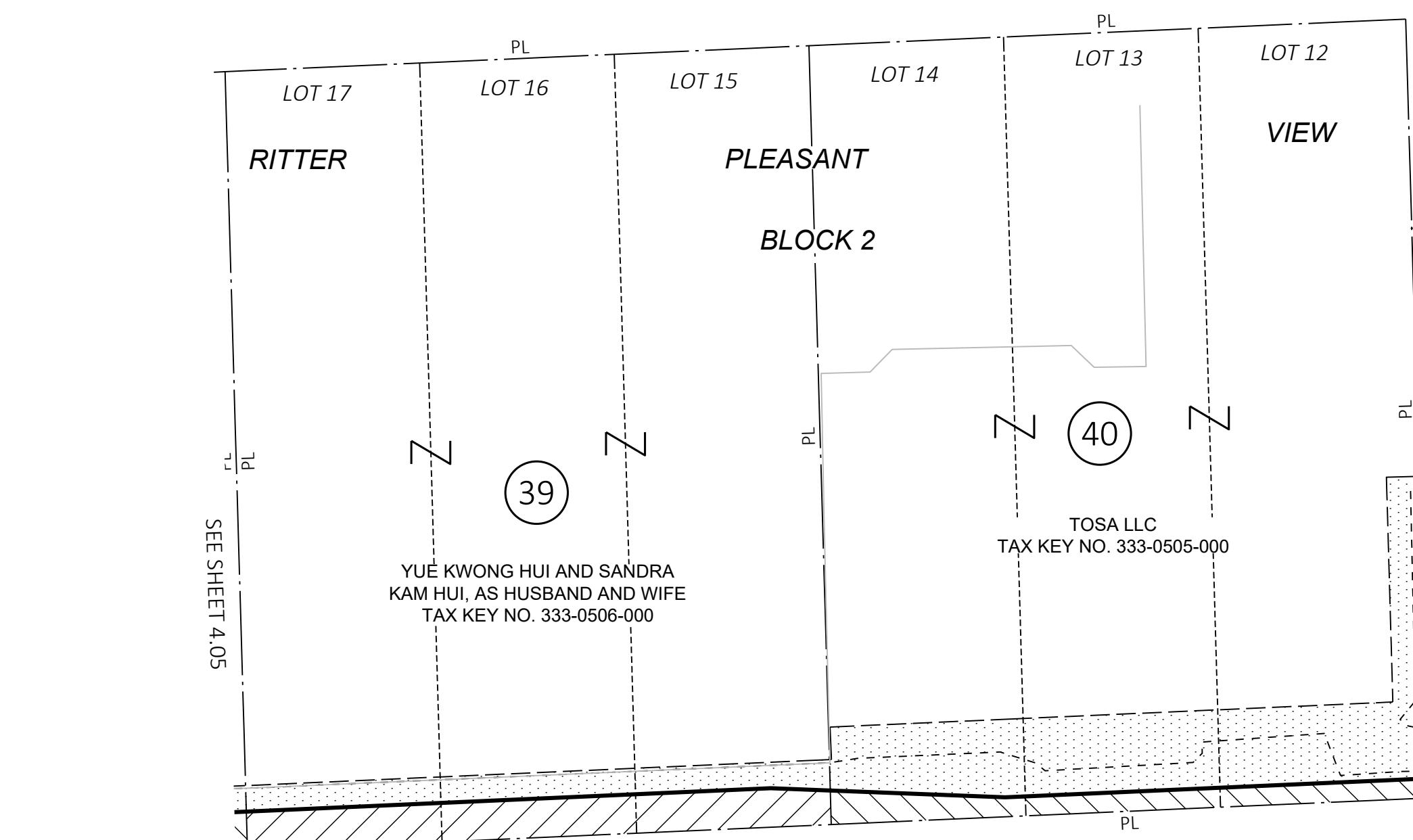
CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70

PLAT SHEET 4.12

1

FILE NAME : 040401_RP.DWG
LAYOUT NAME - 040405_r

WISDOT/CADD\$ SHEET 75
309

CITY**4**NOTES:
POSITIONS SHOWN ON THIS PLAT
ARE BASED ON THE WISCONSIN
STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NORTH AMERICAN
DATUM OF 1927, US SURVEY FOOT,
GROUND. TO OBTAIN GRID
COORDINATES MULTIPLY GROUND
COORDINATES BY THE
COMBINATION FACTOR 0.99991713.ALL NEW RIGHT-OF-WAY
MONUMENTS WILL BE TYPE 2
(TYPICALLY 3/4" X 24" IRON REBARS),
UNLESS OTHERWISE NOTED, AND
WILL BE PLACED PRIOR TO THE
COMPLETION OF THE PROJECT.FOR THE CURRENT
ACCESS/DRIVEWAY INFORMATION,
CONTACT THE PLANNING UNIT OF
THE WISCONSIN DEPARTMENT OF
TRANSPORTATION OFFICE IN CITY
OF MILWAUKEE.BUILDINGS ARE NOT AFFECTED BY
TLE'S.

RIDGE LAWN NO. 2 SUBDIVISION

BLOCK 2

LOT 16

LUDINGTON AVE.

SLOPE INTERCEPT
(TYP.)SCALE, FEET
0 20 40

REVISION DATE _____

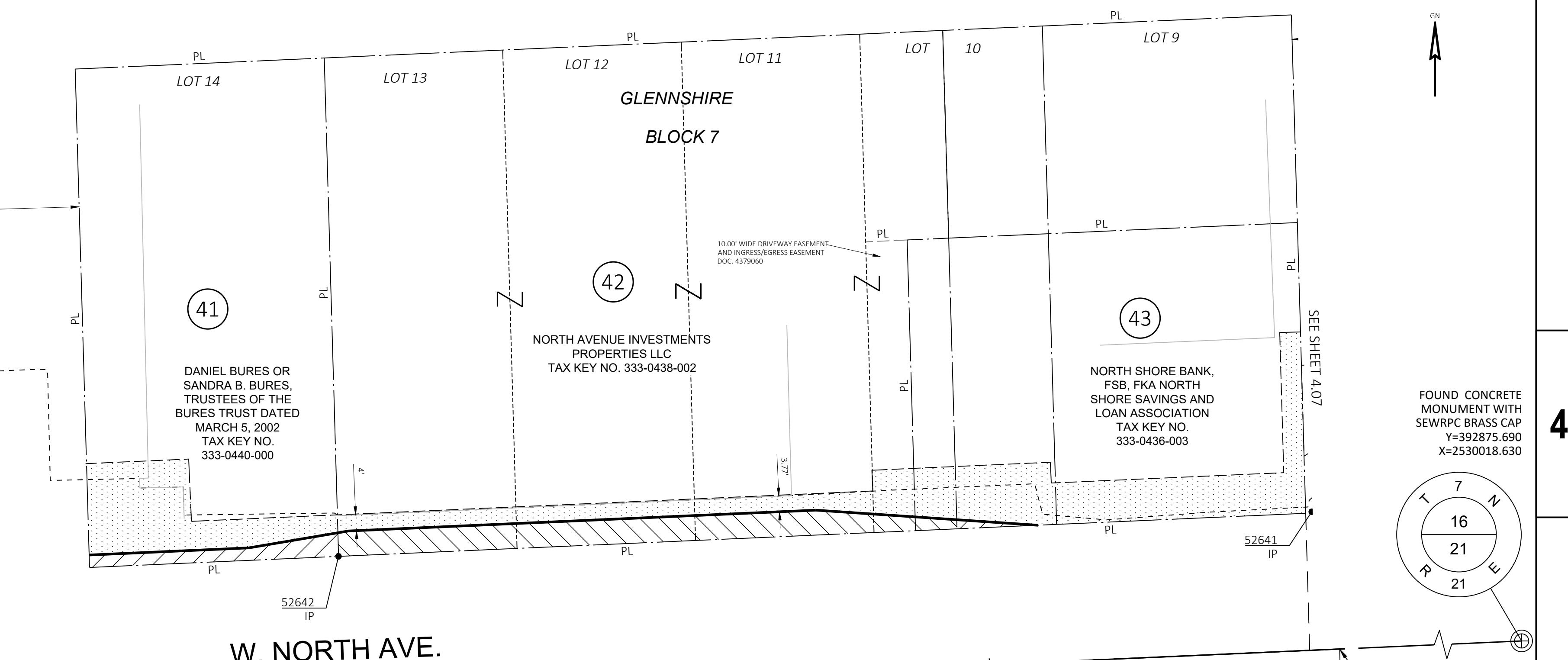
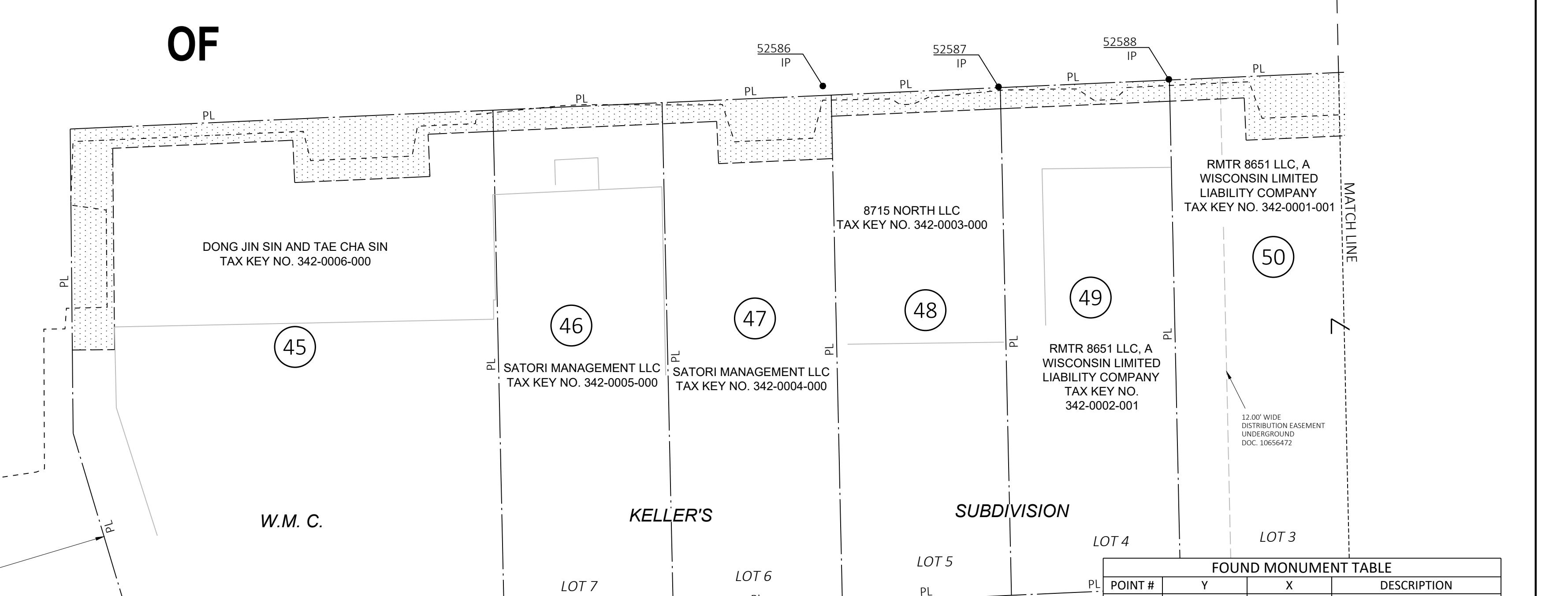
DATE 10/31/2025GRID FACTOR 0.99991713

HWY: W. NORTH AVENUE

COUNTY: MILWAUKEE

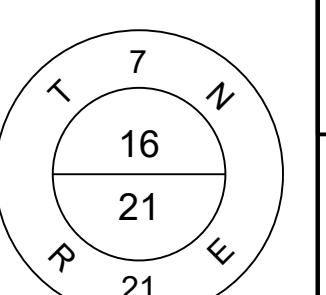
STATE R/W PROJECT NUMBER 2135-05-20/21 & 2135-15-22CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70PLAT SHEET 4.13

E

**OF**

FOUND MONUMENT TABLE			
POINT #	Y	X	DESCRIPTION
52567	392774.284	2528483.592	MAG NAIL
52586	392794.772	2528893.055	7/8 IN IRON ROD POSSIBLE CONSTRUCTION PIN?
52587	392794.572	2528934.578	IP 1 IN OD
52588	392796.330	2528974.815	IP 1-3/8 IN OD
52641	392863.994	2529007.452	1 IN IRON ROD
52642	392853.261	2528773.232	CUT CROSS

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

FOUND CONCRETE
MONUMENT WITH
SEWRPC BRASS CAP
Y=392875.690
X=2530018.630

STA. 121+84.36

120

WAUWATOSA

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY $\frac{3}{4}$ " X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN CITY OF MILWAUKEE.

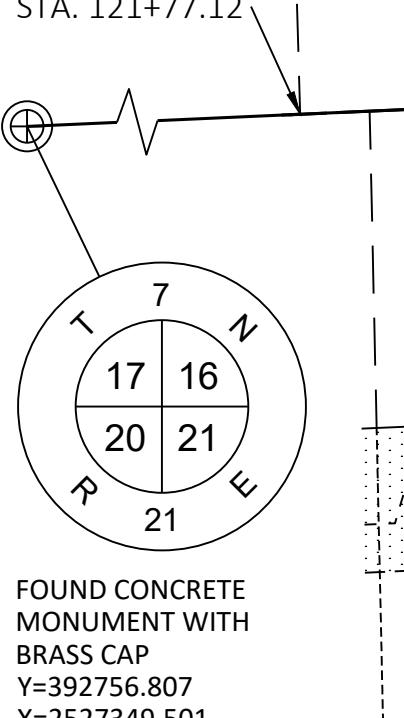
BUILDINGS ARE NOT AFFECTED BY TLE'S.

GN ↑

CITY

4

N. PASADENA BLVD.



50

CONT.

R/L = SECTION LINE

RMTR 8651 LLC, A WISCONSIN LIMITED LIABILITY COMPANY
TAX KEY NO. 342-0001-001

W.M. C. KELLER'S SUBDIVISION

LOT 2

LOT 1

PL

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

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FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN CITY OF MILWAUKEE.

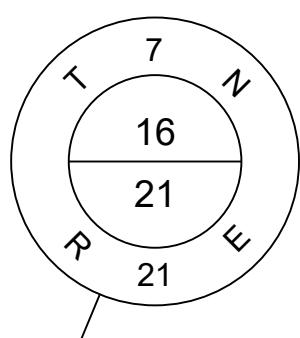
BUILDINGS ARE NOT Affected BY TLE'S.

CITY

4

GN

FOUND CONCRETE MONUMENT WITH SEWRPC BRASS CAP
Y=392875.690
X=2530018.630



SEE SHEET 4.09

LOT 13
LOT 12
BERWYN LAWNS ADDITION
BLOCK 4

N. 82ND ST.

PL
LOT 5
EAST

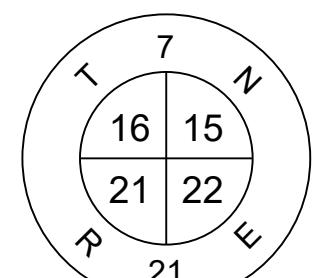
LOT 4
LOT 3
LOT 2
UNDERWOOD
BLOCK 2

TOSA SPECTRUM CONDOMINIUM

N. 81ST ST.

90.00'
PL
SEE SHEET 4.11

COMPUTED BY CONVERTED
PUBLISHED VALUES FROM
NAD 1927 GRID TO GROUND
USING COMBINATION
FACTOR 0.99991713
Y=392995.640
X=2532692.690



W. NORTH AVE.

OF

R/L SECTION LINE

138

PL

STA. 137+50.23

MATCH LINE

HILLSIDE INVESTMENTS LLC
TAX KEY NO. 343-0124-000MELAN, TIMOTHY R &
MITCHELL T
TAX KEY NO. 343-0123-000TIMOTHY R. MELAN
TAX KEY NO. 343-0101-000T.J.H. ENTERPRISE LLC (CORRECT NAME PER THE DEPARTMENT
OF FINANCIAL INSTITUTIONS IS TJH ENTERPRISES LLC)
TAX KEY NO. 343-0100-001T.J.H. ENTERPRISE LLC (CORRECT NAME PER THE DEPARTMENT
OF FINANCIAL INSTITUTIONS IS TJH ENTERPRISES LLC)
TAX KEY NO. 343-0098-000

W. VON

BAUMBACH'S

SUBDIVISION NO. 2

ALAMO

LOT

8

LOT

7

6

5

4

3

2

1

LOT

4

5

6

7

8

9

N. 81ST ST.

MATCH LINE

WAUWATOSA

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52684	392948.227	2530904.553
52685	392946.300	2530864.393
52686	392942.934	2530786.447
52687	392942.528	2530786.503
52694	392937.196	2530656.544
52695	392936.951	2530653.071

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

REVISION DATE
DATE 10/31/2025
GRID FACTOR 0.99991713

DATE 10/31/2025

SCALE, FEET
0 20 40

HWY: W. NORTH AVENUE

PLOT DATE: 10/31/2025 1:28 PM

STATE R/W PROJECT NUMBER 2135-05-20/21 & 2135-15-22

PLOT BY: HERNANDEZ, EDGAR

PLOT NAME: HERNANDEZ, EDGAR

PLOT NAME: HERNANDEZ, EDGAR

PLOT SCALE: 1"=20'

PLOT SCALE: 1"=20'

PLAT SHEET 4.17

PS&E SHEET

E

CITY





Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0107

Agenda Date: 1/20/2026

Agenda #: 3.

Consideration of recommendation to provide short term financing to the Wauwatosa School District for their share of the Froedtert Settlement, which is due February 15, 2026

Submitted by:

John Ruggini

Department:

Finance Department

A. Issue

As part of the Froedtert Hospital property tax appeal settlement, the Wauwatosa School District is required to pay a proportionate share of the total settlement by February 15th, 2026. Due to cash flow, they do not have sufficient funds on hand. We recommend the City provide a short-term loan.

B. Background/Options

In September 2025, the City of Wauwatosa agreed to a \$10.0 million settlement to resolve property tax appeals made by Froedtert Hospital. As required under state law, the City paid the entire settlement and subsequently filed "chargeback" requests with the Department of Revenue which were approved so that the other taxing jurisdictions must pay their proportionate share of the settlement by February 15, 2026. This totals \$3,502,031.13 for the Wauwatosa School District. This is the second largest school chargeback in the state of Wisconsin in the past 10 years.

Since the City collects property taxes on behalf of the school district, its cash flow is significantly different and they do not have ample cash on hand to make this payment in February. In addition, making the payment in February causes financial reporting challenges since they will not be reimbursed until the 2026 property taxes are paid.

City staff from both jurisdictions have met and also had individual discussions with their financial advisors and determined the most cost effective solution is for the City to provide a short-term loan to the school district to be repaid prior to November 13, 2026. As the City would have otherwise invested and earned interest on these funds, staff propose charging a 4.5% interest rate which is still significantly less expensive than if the District had pursued a bank loan. For comparison purposes, the State Trust Fund is currently providing two-year loans (their shortest lending period) at 5.0%.

Attached is the proposed Promissory Note to be executed between the City and District.

The District and the City were unsuccessful in finding a legal mechanism to allow the District to smooth out the property tax impact of this chargeback. Unfortunately, state law will force them to increase their levy one-time by this amount as part of their 2026 levy.

C. Strategic Plan (Area of Focus)

NA

D. Fiscal Impact

The interest rate charged as part of the loan should be equivalent to what the City would have otherwise earned by investing this cash so there is no financial impact.

E. Recommendation

I recommend the Committee and Council approve lending the School District \$3,502,031.13 per the terms of the attached Promissory Note.

PROMISSORY NOTE

\$3,502,031.13

FOR VALUE RECEIVED, and pursuant to a Wisconsin Department of Revenue approved chargeback under Wis. Stat. § 74.41(5)(a), WAUWATOSA SCHOOL DISTRICT, a Wisconsin school district governed by Chapter 120 of the Wisconsin Statutes, having an address at 12121 W. North Avenue, Wauwatosa, Wisconsin 53226 (the “Borrower”), hereby promises to pay to the order of the CITY OF WAUWATOSA, having an address at 7725 West North Avenue, Wauwatosa, Wisconsin 53213 (the “Lender”), or at such other place as the Lender may specify, the principal sum of THREE MILLION FIVE HUNDRED TWO THOUSAND THIRTY-ONE AND 13/100 DOLLARS (\$3,502,031.13) (the “Principal Sum”), together with interest thereon as provided herein. Interest shall be computed from the date of execution of this Note through November 13, 2026 (the “Maturity Date”).

1. Disbursement of Funds. The Principal Sum of \$3,502,031.13 shall be disbursed in a single disbursement on February 12, 2026, by electronic transfer.

2. Interest Rate. Interest on the outstanding Principal Sum, or any portion thereof advanced to or for the benefit of the Borrower, shall accrue from the date hereof through the Maturity Date at the annual rate of four- and one-half percent (4.5%). Interest shall accrue daily, shall be non-compounding, and shall be calculated on the basis of a 365-day year.

3. Payments. On the Maturity Date, or upon payment in full of this Note, whether by acceleration, prepayment, or otherwise, the outstanding balance of the Principal Sum, together with all accrued and unpaid interest and any other amounts due and payable to the Lender under this Note, shall be immediately due and payable. All payments received by the Lender shall be applied in the following order: (i) first, to unpaid accrued interest; and (ii) second, to the outstanding balance of the Principal Sum. All payments shall be made by wire transfer.

4. Prepayment. The Borrower may prepay this Note, in whole or in part, upon thirty (30) days’ prior written notice to the Lender, without penalty or premium.

5. Default.

a. Event of Default. An “Event of Default” shall occur upon (i) the failure of the Borrower to make any payment when due under this Note, after a ten (10) day grace period (except that no grace period shall apply to payment due on the Maturity Date), or (ii) the Borrower’s breach of any covenant or agreement under the Note.

b. Remedies. Upon the occurrence of an Event of Default: (i) interest shall accrue at the Default Rate defined below; (ii) the Lender may, at its option, declare the entire unpaid Principal Sum, together with accrued interest and all other amounts due under this Note, immediately due and payable; and (iii) the Lender may pursue any and all rights and remedies available under this Note, or applicable law or equity. The rights, remedies, and powers of the Lender are cumulative and may be exercised

singly, successively, or concurrently, at the Lender's sole discretion. Any failure or delay by the Lender in exercising any right or remedy shall not constitute a waiver thereof.

c. Costs of Collection. The Borrower agrees to pay all costs and expenses of collection incurred by the Lender, in addition to principal and interest, including without limitation reasonable attorneys' fees and disbursements, whether or not suit or foreclosure proceedings are commenced. All such costs and expenses shall be payable on demand and shall accrue interest at the Default Rate.

6. Default Rate. From and after the occurrence of an Event of Default, whether or not acceleration has occurred, and after maturity of the indebtedness evidenced by this Note, interest shall accrue on the outstanding Principal Sum at the rate of eight and one-half percent (8.5%) per annum (the "Default Rate") until all amounts due under this Note are paid in full.

7. Governing Law. This Note shall be governed by and construed in accordance with the laws of the State of Wisconsin.

8. Amendments. This Note may not be modified, amended, discharged, or canceled except by a written instrument executed by the Lender.

9. Notices. All notices under this Note must be in writing and delivered personally, sent by overnight courier, or mailed by certified mail to the addresses stated above, or to any other address a party designates in writing. Notices are effective upon receipt.

10. Time is of the Essence; Authority. Time is of the essence of this Note and of the performance of each covenant and agreement of the Borrower hereunder. The Borrower represents and warrants that it has full power, authority, and legal right to execute and deliver this Note, and that this Note constitutes a valid and binding obligation of the Borrower. The Borrower further represents that the loan evidenced by this Note is made solely for business, commercial, or investment purposes.

11. Severability. If any provision of this Note is determined to be invalid, illegal, or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO PROMISSORY NOTE

IN WTINESS WHEREOF, Borrower has caused this note to be executed as of the day and year written below.

WAUWATOSA SCHOOL DISTRICT

Date: _____

By: _____

Lynne Woehrle – President

WAUWATOSA SCHOOL DISTRICT

Date: _____

By: _____

Heidi Bach – Clerk

CITY OF WAUWATOSA

Date: _____

By: _____

John Ruggini – Finance Director



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0132

Agenda Date: 1/20/2026

Agenda #: 4.

Consideration of approval of statutorily required 2025 Property Tax refunds

Submitted by:

Derik Summerfield

Department:

Finance Department

A. Issue

After the assessment roll and property tax roll were finalized for the 2025 tax year, the City was made aware of two assessed value changes that will result in property tax refunds as required by state statute 70.511 and 74.33

B. Background/Options

After the assessment roll and property tax roll were finalized for the 2025 tax year, the City was made aware of two assessed value changes that will result in property tax refunds.

In the first case, the City received notice from the Wisconsin Department of Revenue with a finding that a property's value should be changed to \$501,100 from \$593,900, a reduction in value of \$92,800. Under Wisconsin statute 70.511, the taxpayer must pay their taxes and then the municipality must refund the difference in calculated taxes based on the \$92,800 value difference. Additionally, the municipality must pay interest from the date of when the claim was filed and when the refund is issued, using an interest rate based on the auction of the six-month treasury bill prior to the claim date. Property owner filed claim on December 17, 2025. Calculation of the refund is attached.

In the second case, the City was made aware by a property owner of a value change from the Open Book period was not updated on the property tax bill. It was determined by the Assessor's Office that the agreed upon value change between the City and property owner was not recorded in the assessor software and therefore did not get reflected on the tax bill. This technical error is covered under Wisconsin statute 74.33 and requires the municipality to refund the portion of the taxes based on the value difference of \$82,000. Calculation of the refund is attached.

C. Strategic Plan (Area of Focus)

NA

D. Fiscal Impact

The amount involved requires an expenditure of \$3,118.26 but approximately 70% will be recouped from the other taxing jurisdictions thru the chargeback process

E. Recommendation

I recommend approval of these partial property tax refunds and a Level 3 fund transfer to make the refund payments and recognize the chargeback revenue.

70.511 DOR Determination**Property Tax Refund**

Property ID: 3440488000

Property Address: 7434 W GARFIELD AVE

Owner: COLIN J LAVEY AND KATHRYN M LAVEY

2025 Original Assessed Value	\$593,900
2025 Amended Assessed Value	\$501,100
Value Difference	\$92,800
2025 Property Tax Rate	\$17.798954
Property Tax Refund	\$1,651.74
Date of Claim	12/17/2025
Date of Refund	1/29/2026
Days of Interest	43
Interest Rate (6 month Treasury auction 12/15/25)	3.60%
Interest Due	\$7.01
Total Refund	\$1,658.75

74.33 Rescinded Taxes**Property Tax Refund**

Property ID: 3300590000

Property Address: 2374 N 68TH ST

Owner: CHAD DERCKS

2025 Original Assessed Value	\$397,000
2025 Amended Assessed Value	\$315,000
Value Difference	\$82,000
2025 Property Tax Rate	\$17.798954
Property Tax Refund	\$1,459.51
TOTAL PROPERTY TAX REFUNDS	\$3,118.26
	3118.26



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0048

Agenda Date: 1/20/2026

Agenda #: 5.

Consideration of approval of an adjusted 2026 Sanitary Sewer local rate

Submitted by:

John Ruggini

Department:

Finance Director

A. Issue

The 2026 Budget assumed a 3.0% increase in the local sanitary rate. We know now that the Milwaukee Metropolitan Sewerage District's rate will increase 4.7%. Given this, we are recommending reducing the City's portion of the rate from to a 0% increase.

B. Background/Options

The Wauwatosa sanitary bill includes a local rate as well as a pass-through rate from the Milwaukee Metropolitan Sewerage District (MMSD). The 2026 Wauwatosa Budget was adopted, as normal, prior to the Milwaukee Metropolitan Sewerage District publishing its 2026 sanitary rate. In that budget, we assumed a 3.0% local increase as well as a 3.0% MMSD increase resulting in a 2.9% bill increase. However, MMSD's rates will increase 4.7%. If the City maintains a 3.0% local increase, the total bill will increase an estimated 3.8%.

Given that many tax payers had larger than normal property tax increases and given that the Sanitary Reserve has ample reserves, I recommend the City forgo a sanitary rate increase. We are building cash reserves in anticipation of the multi-million East Tosa Sewer project; however, we feel it is important to provide this rate relief. This could result in higher future rate increases; however, we don't yet have enough information on the East Tosa Sewer project costs to make that determination.

Storm sewer rates will still increase 5% as approved in the 2026 Budget and the City will still pursue a 3.0% water rate increase with the Public Service Commission later this year.

C. Strategic Plan (Area of Focus)

NA

D. Fiscal Impact

The City will collect approximately \$212,000 less in rate revenue.

E. Recommendation

I recommend that there be no change made in 2026 to the local sanitary rates and the remain as shown below.

LOCAL RATES - TOTAL	2025	2026
0 - 50 CCF	3.3115	3.3115
51 - 200 CCF	4.9672	4.9672
OVER 200 CCF	6.6229	6.6229



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0056

Agenda Date: 1/20/2026

Agenda #: 6.

Consideration of creation of Tax Increment District 16 - Research Park West, and adoption of a project plan

Submitted by:

Mark Hammond, John Ruggini and Jon Cameron (Ehlers)

Department:

Development and Finance

A. Issue

The Project Plan for the Creation of TID #16 was approved by the Community Development Authority on January 13th, 2026, following a public hearing on the same date and is now before you for consideration.

B. Background/Options

Wauwatosa Tax Incremental District (“TID”) No. 16 (“District”) is a proposed Mixed-Use District comprising approximately 40 acres located at the western edge of the Milwaukee County Research Park, along the southeastern corner of Watertown Plank Road and Mayfair Road. The District will be created to pay the costs of development incentives and infrastructure needed (“Project”) to be developed by Wayfair Apartments LLC and Samapa Development Company LLC for the redevelopment of the Sonesta Hotel (“Developer”), as well as other potential developers for additional sites within the District.

In addition to the incremental property value that will be created, the City expects the Project will result in approximately \$101.5 million in new taxable value within the City and significant additional housing opportunities within the City at various price points. The District will also seek redevelop a number of underutilized parcels within the District boundary. The City anticipates making total expenditures of approximately \$34.2 million to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$25.8 million in development incentives (future value estimate figure) on a pay as you go basis through the issuance of Municipal Revenue Obligations (MROs) for three separate development projects within the District boundary. There is also approximately \$4.5 million in infrastructure related expenses in and within a half-mile radius of the District that may be undertaken as well as on-going administration expenses and potential interest on long-term debt.

The anticipated new taxable value to be developed within the District is projected to be \$101.5 million. Based upon the economic feasibility study located within the Project Plan, the City anticipates that the District will generate sufficient tax increment to pay all project costs by the year 2046, or one year earlier than its maximum 20-year lifespan.

C. Strategic Plan (Area of Focus)

Priority Area One: Economic Development & Financial Resilience

D. Fiscal Impact

The attached project plan shows that the Tax Increment District will generate sufficient increment to cover its expenses, will increase property value and will also incorporate public infrastructure improvements so there should be a net positive benefit to the City.

E. Recommendation

I recommend the Committee and Council approve the Tax Increment District 16 project plan

December 26, 2025

PROJECT PLAN

City of Wauwatosa, Wisconsin

Tax Incremental District No. 16



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for January 13, 2026
Public Hearing Held:	Scheduled for January 13, 2026
Action by CDA:	Scheduled for January 13, 2026
Action by City Council:	Scheduled for January 27, 2026
Action by the Joint Review Board:	Scheduled for TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 16 (“District”) is a proposed Mixed Use District comprising approximately 40 acres located at the western edge of the Milwaukee County Research Park, along the southeastern corner of Watertown Plank Road and Mayfair Road. The District will be created to pay the costs of development incentives and infrastructure needed (“Project”) to be developed by Wayfair Apartments LLC and Samapa Development Company LLC for the redevelopment of the Sonesta Hotel (“Developer”), as well as other potential developers for additional sites within the District. In addition to the incremental property value that will be created, the City expects the Project will result in approximately \$101.5 million in new taxable value within the City and significant additional housing opportunities within the City at various price points. The District will also seek redevelop a number of underutilized parcels within the District boundary.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$34.2 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated 25.8 million in development incentives for three separate development projects within the District boundary. Approximately \$4.5 million in infrastructure related expenses as well as on-going administrative expenses, interest on long-term debt and financing costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$101.5 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

A review of the Sonesta Hotel conversion project’s sources and uses, and cash flow proforma. The Project’s projected return on investment over 10 years without TIF assistance is 9.8% on an internal rate of return (IRR) basis. The Developer has requested that the City provide incentive payments on a pay as you go basis with an estimated present value of \$1,850,000. (Projected future value payments of \$3,357,157). Provision of the requested assistance would improve the Project’s return on investment to 13.8%. Projects of this type typically need to provide a return in the range of 13% to 15% to attract the necessary investment capital. Based on Ehlers review, provision of pay as you go incentives in the amount requested is necessary to provide an acceptable return on investment and indicates that “but for” the incentives, the project would not likely proceed.

The Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of

projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. 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, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: **Preliminary Map of Proposed District Boundary**

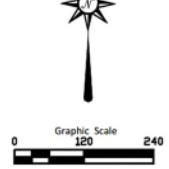
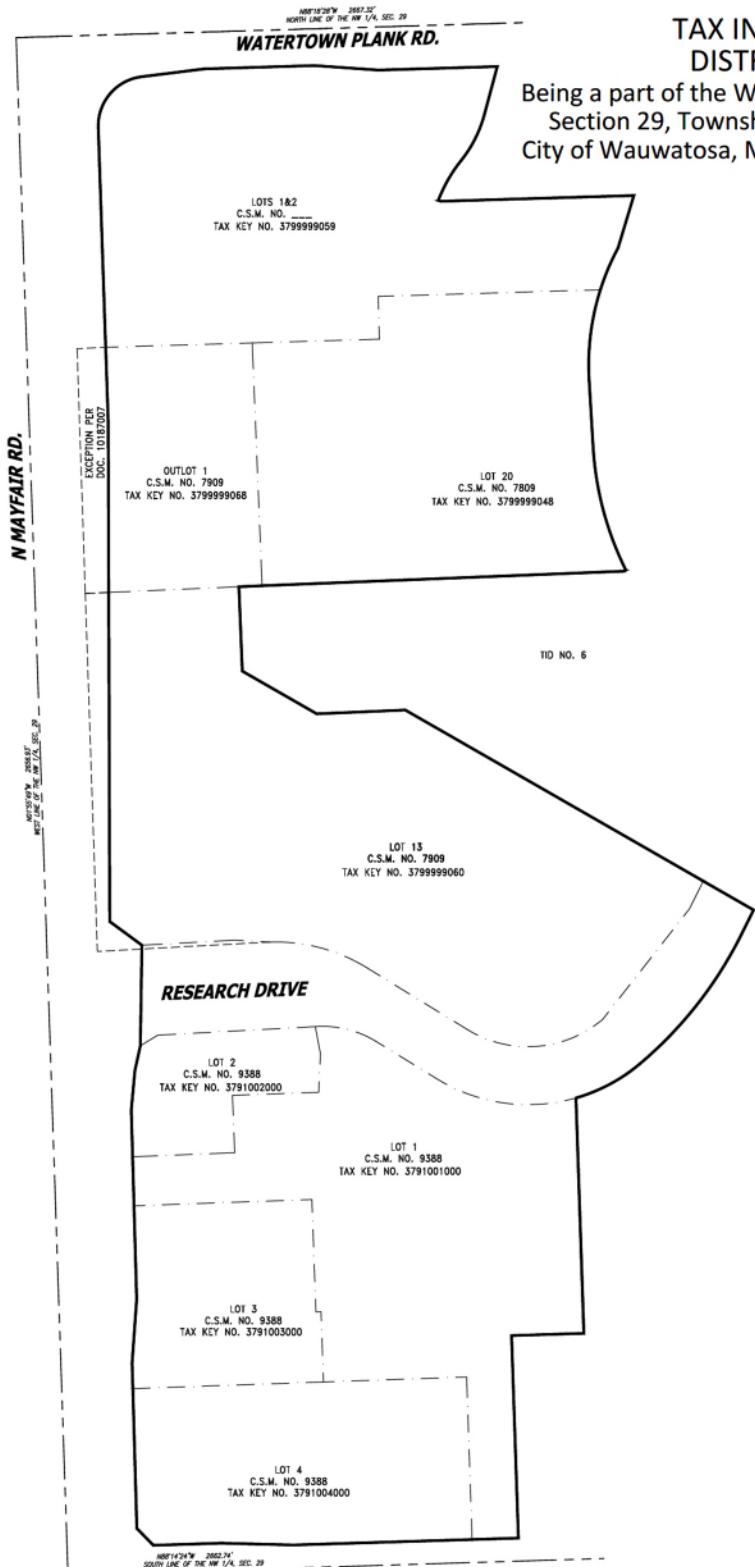
Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

**TAX INCREMENTAL
DISTRICT NO. 16**

Being a part of the West 1/2 of the Northwest 1/4
Section 29, Township 7 North, Range 21 East,
City of Wauwatosa, Milwaukee County, Wisconsin

CHAPUT LAND SURVEYS



CHAPUT
LAND SURVEYS

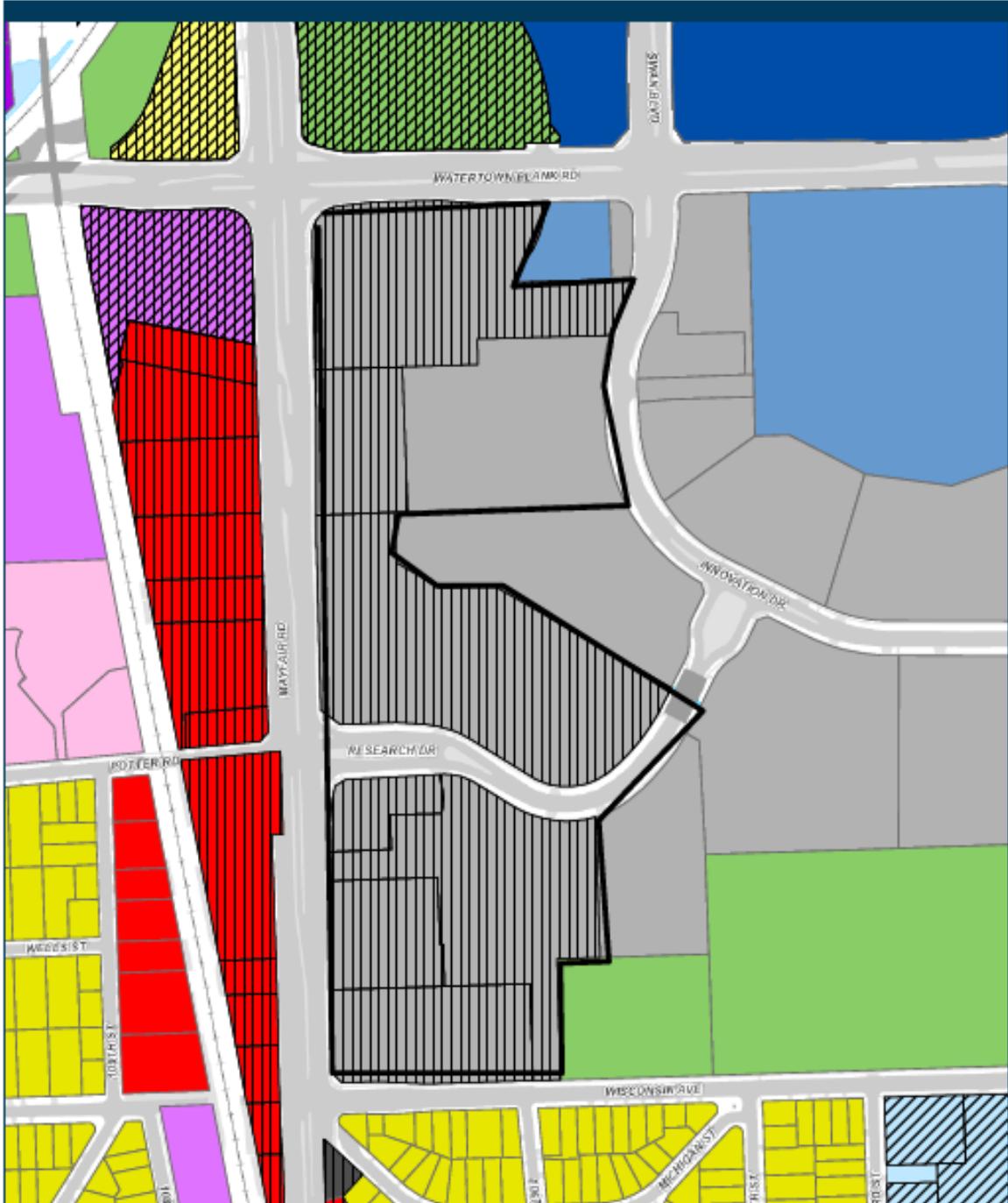
730 N. Pankratz Ave. Ste 720, Milwaukee, WI 53204

414-224-8068 www.chaputlandsurveys.com

Date: December 11, 2025
DRAFTED BY: GSS
Drawing No. 6417.10

SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



City of Wauwatosa

City of
Wauwatosa



CITY OF WAUWATOSA | 7725 N. NORTH AVE | WAUWATOSA WI, 53213 | WAUWATOSA.NET Monday, December 22, 2025

SECTION 4: Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Acres	Suitable Acres			
				Commercial/ Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
N/A	ROW Areas		0.00				
1	3799999059	10499 Innovation Drive	7.55	7.55			
2	3799999068	1040 N Mayfair Road	2.49				
3	3799999048	10437 Innovation Drive	6.27	6.27			
4	3799999060	10700 Research Drive	10.22	10.22			
5	3791002000	850 N Mayfair Road	1.20	1.20			
6	3791001000	10701 Research Drive	6.73	6.73			
7	3791003000	800 N Mayfair Road	2.29	2.29			
8	3791004000	720 N Mayfair Road	3.66	3.66			
TOTALS			40.41	37.92	0.00	0.00	0.00

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)

94%

Percentage of TID Area Not Suitable for Development

6%

Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)

0%

Wetland Acreage Removed from District Boundaries

0.00

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
3799999059	7,103,800	3,766,700	10,870,500	7,103,300	3,766,400	10,869,700
3799999068	0	0	0	0	0	0
3799999048	2,509,000	616,600	3,125,600	2,508,800	616,600	3,125,400
3799999060	4,088,000	18,573,300	22,661,300	4,087,700	18,572,000	22,659,700
3791002000	600,000	963,800	1,563,800	600,000	963,700	1,563,700
3791001000	3,365,000	3,076,600	6,441,600	3,364,800	3,076,400	6,441,200
3791003000	1,145,000	5,480,500	6,625,500	1,144,900	5,480,100	6,625,000
3791004000	1,830,000	97,200	1,927,200	1,829,900	97,200	1,927,100
TOTALS	20,640,800	32,574,700	53,215,500	20,639,400	32,572,400	53,211,800

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 100.01%.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$683.061 million. This value is less than the maximum of \$1.215 billion in equalized value that is permitted for the City.

City of Wauwatosa, Wisconsin		
Tax Increment District No. 16		
Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2025)	\$	10,122,294,400
TID Valuation Limit @ 12% of Above Value	\$	1,214,675,328
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	53,211,800
Plus: Assumed change for Jan. 1, 2026 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	629,849,500
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	683,061,300
Total Percentage of TID IN Equalized Value		6.75%
Residual Value Capacity of TID IN Equalized Value	\$	531,614,028

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

As a part of the Research Park, it is anticipated that TID 16 would contribute towards public improvements to be included in the Research Park Master Plan anticipated for adoption in 2026. This is likely to include:

- the reconstruction and enhancing of the existing transportation network including the redesign, improvement, and extension of the internal road network to support efficient traffic flow, safe intersections, and multimodal access
- Creation of safe, attractive, and accessible pedestrian pathways and bike trails that connect buildings, amenities, and surrounding neighborhoods, promoting alternative modes to lessen the reliance on cars.
- Streetscaping and placemaking including the construction of public common areas.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: Map Showing Proposed Improvements and Uses

Map Found on Following Page.

Map to be Inserted

SECTION 8: **Detailed List of Estimated Project Costs**

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Wauwatosa, Wisconsin

Tax Increment District No. 16

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost			Totals	1/2 Mile	Est. Timing
		Phase I	Phase II	Ongoing			
1	Development Incentives - PAYGO (Sonesta)	1,850,000			1,850,000		2026
2	Development Incentives - PAYGO (MF-A) ¹	6,200,000			6,200,000		2026
3	Development Incentives - PAYGO (MF - B) ¹		4,400,000		4,400,000		2029
4	Phase I Infrastructure Improvements	2,270,000			2,270,000	2,270,000	2028
5	Phase II Infrastructure Improvements		2,200,000		2,200,000	2,200,000	2030
12	Interest on MROs			14,832,999	14,832,999		
13	Interest on Long Term Debt			2,033,600	2,033,600		
14	Financing Costs			147,800	147,800		
15	Ongoing Planning & Administrative Costs			235,000	235,000		
Total Projects		10,320,000	6,600,000	17,249,399	34,169,399	4,470,000	

Notes:

1. As a part of the Research Park, it is anticipated that TID 16 would contribute towards public improvements to be included in the Research Park Master Plan anticipated for adoption in 2026. This is likely to include:
the reconstruction and enhancing of the existing transportation network including the redesign, improvement, and extension of the internal road network to support efficient traffic flow, safe intersections, and multimodal access
Creation of safe, attractive, and accessible pedestrian pathways and bike trails that connect buildings, amenities, and surrounding neighborhoods, promoting alternative modes to lessen the reliance on cars.
Streetscaping and placemaking including the construction of public common areas

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create approximately \$101.50 million in incremental value by 2030. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$18.00 per thousand of equalized value, and 1.00% annual appreciation, the Project would generate approximately \$36.37 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Wauwatosa, Wisconsin						
Tax Increment District No. 16						
Development Assumptions						
Construction Year	Waterfair Apts/Samapa - Sonesta Hotel Conversion	Multi-Family - A	Multi-Family - B	Annual Total	Construction Year	
	Total Value	Total Value	Total Value			
1 2026	8,770,300	13,072,800		21,843,100	2026	1
2 2027	3,689,625	36,000,000		39,689,625	2027	2
3 2028				0	2028	3
4 2029			20,000,000	20,000,000	2029	4
5 2030			20,000,000	20,000,000	2030	5
6 2031				0	2031	6
7 2032				0	2032	7
8 2033				0	2033	8
9 2034				0	2034	9
10 2035				0	2035	10
11 2036				0	2036	11
12 2037				0	2037	12
13 2038				0	2038	13
14 2039				0	2039	14
15 2040				0	2040	15
16 2041				0	2041	16
17 2042				0	2042	17
18 2043				0	2043	18
19 2044				0	2044	19
20 2045				0	2045	20
Totals	0	12,459,925	0	49,072,800	0	40,000,000
						101,532,725

Notes:

1. Sonesta hotel conversion estimated value was provided by the City Assessor and is less the estimated 2026 base value of the existing hotel facility.

Table 2 – Tax Increment Projection Worksheet

City of Wauwatosa, Wisconsin							
Tax Increment District No. 16							
Tax Increment Projection Worksheet							
Type of District	Mixed Use				Base Value	\$3,215,500	
District Creation Date	January 27, 2026				Economic Change Factor	1.00%	
Valuation Date	Jan 1,	2026		Apply to Base Value			
Max Life (Years)	20				Base Tax Rate	\$18.00	
End of Expenditure Period	15	1/27/2041		Rate Adjustment Factor	0.00%		
Revenue Periods/Final Year	20	2047					
Extension Eligibility/Years	Yes	3					
Eligible Recipient District	No						
Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1 2026	21,843,100	2027	0	21,843,100	2028	\$18.00	393,176
2 2027	39,689,625	2028	218,431	61,751,156	2029	\$18.00	1,111,521
3 2028	0	2029	617,512	62,368,668	2030	\$18.00	1,122,636
4 2029	20,000,000	2030	623,687	82,992,354	2031	\$18.00	1,493,862
5 2030	20,000,000	2031	829,924	103,822,278	2032	\$18.00	1,868,801
6 2031	0	2032	1,038,223	104,860,501	2033	\$18.00	1,887,489
7 2032	0	2033	1,048,605	105,909,106	2034	\$18.00	1,906,364
8 2033	0	2034	1,059,091	106,968,197	2035	\$18.00	1,925,428
9 2034	0	2035	1,069,682	108,037,879	2036	\$18.00	1,944,682
10 2035	0	2036	1,080,379	109,118,257	2037	\$18.00	1,964,129
11 2036	0	2037	1,091,183	110,209,440	2038	\$18.00	1,983,770
12 2037	0	2038	1,102,094	111,311,534	2039	\$18.00	2,003,608
13 2038	0	2039	1,113,115	112,424,650	2040	\$18.00	2,023,644
14 2039	0	2040	1,124,246	113,548,896	2041	\$18.00	2,043,880
15 2040	0	2041	1,135,489	114,684,385	2042	\$18.00	2,064,319
16 2041	0	2042	1,146,844	115,831,229	2043	\$18.00	2,084,962
17 2042	0	2043	1,158,312	116,989,541	2044	\$18.00	2,105,812
18 2043	0	2044	1,169,895	118,159,437	2045	\$18.00	2,126,870
19 2044	0	2045	1,181,594	119,341,031	2046	\$18.00	2,148,139
20 2045	0	2046	1,193,410	120,534,441	2047	\$18.00	2,169,620
Totals	101,532,725			19,001,716		Future Value of Increment	36,372,709

Notes:

1) Tax rate shown is estimated for the life of the District based upon the estimated 2025/2026 TID Equalized Rate.

Financing and Implementation

The financing plan on Table 3 contemplates a mixture of General Obligation (G.O.) financing for City infrastructure expenses and pay as you go financing through Municipal Revenue Obligations for specific development projects (MRO). The MRO for the Sonesta Hotel conversion project is as of the time of this project plan the most well defined between the City and developer. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of Wauwatosa, Wisconsin					
Tax Increment District No. 16					
Estimated Financing Plan					
	DEBT ISSUES		MUNICIPAL REVENUE OBLIGATIONS		
	G.O. Promissory Note 2028	G.O. Promissory Note 2030	Municipal Revenue Obligation (MRO) 2026	Municipal Revenue Obligation (MRO) 2026	Municipal Revenue Obligation (MRO) 2029
Projects					
Phase I	2,270,000		1,850,000	6,200,000	4,400,000
Phase II		2,200,000			
Total Project Funds	<u>2,270,000</u>	<u>2,200,000</u>	<u>1,850,000</u>	<u>6,200,000</u>	<u>4,400,000</u>
Other Funds					
Debt Service Reserve	0	0			
Capitalized Interest	0	0			
Estimated Finance Related Expenses					
Underwriter Discount	10.00	73,900 23,350	10.00 22,650		
Total Financing Required	2,367,250		2,296,550		
Estimated Interest					
Assumed spend down (months)	3.00% 6	(34,050) 6	3.00% 6	(33,000)	
Rounding	1,800		1,450		
Net Issue Size	2,335,000	2,265,000	1,850,000	6,200,000	4,400,000
Notes:					

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2046 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

City of Wauwatosa, Wisconsin															
Tax Increment District No. 16															
Cash Flow Projection															
Projected Revenues			Projected Expenditures								Balances				
Year	Tax Increments	Other Revenue	Total Revenues	2028 G.O. Promissory Note \$2,335,000 Issue Total	2030 G.O. Promissory Note \$2,265,000 Issue Total	Total Debt Service	MRO #1 2026 Sonesta Hotel Conversion \$1,850,000	MRO #2 2026 Multi-Family - A \$6,200,000	MRO #3 2029 Multi-Family - B \$4,400,000	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	Year
2026			0	0	0	0					0	0	0	18,290,000	2026
2027			0	0	0	0					0	0	0	18,290,000	2027
2028	393,176	393,176	0	0	0	0	149,972	188,248		10,000	348,220	44,955	44,955	20,286,779	2028
2029	1,111,521	1,111,521	140,100	0	0	140,100	214,564	708,531		10,000	1,073,195	38,326	83,281	28,356,684	2029
2030	1,122,636	1,122,636	166,900	0	0	166,900	216,710	715,616		10,000	1,109,226	13,410	96,691	29,614,357	2030
2031	1,493,862	1,493,862	163,900	135,900	299,800	218,877	722,772	252,000	10,000	1,503,449	(9,587)	87,104	28,345,708	2031	
2032	1,868,801	1,868,801	180,500	198,400	378,900	221,066	730,000	506,520	10,000	1,846,486	22,315	109,419	26,683,122	2032	
2033	1,887,489	1,887,489	181,600	198,900	380,500	223,277	737,300	511,585	10,000	1,862,662	24,827	134,246	24,995,960	2033	
2034	1,906,364	1,906,364	177,600	199,200	376,800	225,509	744,673	516,701	10,000	1,873,683	32,680	166,926	23,289,077	2034	
2035	1,925,428	1,925,428	178,500	194,400	372,900	227,764	752,120	521,868	10,000	1,884,652	40,775	207,702	21,562,324	2035	
2036	1,944,682	1,944,682	174,300	189,600	363,900	230,042	759,641	527,087	10,000	1,890,670	54,012	261,714	19,820,555	2036	
2037	1,964,129	1,964,129	175,000	194,600	369,600	232,343	767,237	532,358	10,000	1,911,537	52,591	314,305	18,048,617	2037	
2038	1,983,770	1,983,770	180,400	194,300	374,700	234,666	774,910	537,681	10,000	1,931,957	51,813	366,118	16,246,360	2038	
2039	2,003,608	2,003,608	195,200	188,900	384,100	237,013	782,659	543,058	10,000	1,956,829	46,778	412,896	14,408,631	2039	
2040	2,023,644	2,023,644	194,500	188,400	382,900	239,383	790,485	548,489	10,000	1,971,257	52,387	465,283	12,545,274	2040	
2041	2,043,880	2,043,880	193,600	187,700	381,300	241,777	798,390	553,973	10,000	1,985,440	58,440	523,723	10,656,134	2041	
2042	2,064,319	2,064,319	192,500	186,800	379,300	244,037	806,374	559,513	10,000	1,999,225	65,094	588,817	8,741,209	2042	
2043	2,084,962	2,084,962	191,200	185,700	376,900		814,438	565,108	10,000	1,766,446	318,516	907,333	7,046,663	2043	
2044	2,105,812	2,105,812	189,700	184,400	374,100		822,582	570,759	10,000	1,777,442	328,370	1,235,703	5,328,321	2044	
2045	2,126,870	2,126,870	188,000	182,900	370,900		830,808	576,467	10,000	1,788,175	338,695	1,574,398	3,586,046	2045	
2046	2,148,139	2,148,139	186,100	181,200	367,300		839,116	582,232	10,000	1,798,648	349,491	1,923,889	1,819,698	2046	
2047	2,169,620	2,169,620	193,800	198,900	392,700		847,098	587,600	10,000	1,837,398	332,222	2,256,110	(0)	2047	
Totals (2026 - 2047)	36,372,709	0	36,372,709	3,443,400	3,190,200	6,633,600	3,357,000	14,933,000	8,993,000	235,000	34,116,599				Totals (2026 - 2047)

Notes:

1. MRO #1 is equal to 95% of the increment generated from the development to a maximum principal amount of \$1.85 million at 6.35% interest.
2. MRO #2 is equal to 80% of the incremental revenue generated by the project on an annual basis to the \$6.2 million principal balance with an assumed 8% discount rate.
3. MRO #3 is equal to 70% of the incremental revenue generated by the project on an annual basis to the \$4.4 million principal balance with an assumed 8% discount rate.

PROJECTED CLOSURE YEAR

LEGEND:
CALLABLE MATURITIES
END OF EXP. PERIOD

SECTION 10: **Annexed Property**

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11: **Estimate of Property to Be Devoted to Retail Business**

Pursuant to Wis. Stat. § 66.1105(5)(b), 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.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for a combination of residential and commercial land development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13: **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment housing opportunities.

SECTION 15: **List of Estimated Non-Project Costs**

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Mayor
City of Wauwatosa
7725 W North Ave
Wauwatosa, Wisconsin 53213-1720

RE: Project Plan for Tax Incremental District No. 16

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Wauwatosa, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Wauwatosa Tax Incremental District No. 16 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Wauwatosa, Wisconsin Tax Increment District No. 16						
Revenue Year	Milwaukee County	Milw Co Metro Sewer Dist	City of Wauwatosa	School Dist of Wauwatosa	MATC	Revenue Year
2028	73,536	28,956	125,804	146,140	18,740	393,176
2029	207,890	81,860	355,651	413,142	52,978	1,111,521
2030	209,968	82,679	359,208	417,274	53,508	1,122,636
2031	279,400	110,018	477,988	555,255	71,201	1,493,862
2032	349,525	137,632	597,956	694,616	89,072	1,868,801
2033	353,020	139,008	603,936	701,563	89,962	1,887,489
2034	356,550	140,398	609,975	708,578	90,862	1,906,364
2035	360,116	141,802	616,075	715,664	91,771	1,925,428
2036	363,717	143,220	622,236	722,821	92,688	1,944,682
2037	367,354	144,652	628,458	730,049	93,615	1,964,129
2038	371,028	146,099	634,743	737,349	94,551	1,983,770
2039	374,738	147,560	641,090	744,723	95,497	2,003,608
2040	378,485	149,035	647,501	752,170	96,452	2,023,644
2041	382,270	150,526	653,976	759,692	97,416	2,043,880
2042	386,093	152,031	660,516	767,289	98,391	2,064,319
2043	389,954	153,551	667,121	774,961	99,375	2,084,962
2044	393,853	155,087	673,792	782,711	100,368	2,105,812
2045	397,792	156,638	680,530	790,538	101,372	2,126,870
2046	401,770	158,204	687,335	798,444	102,386	2,148,139
2047	405,788	159,786	694,209	806,428	103,410	2,169,620
Totals	6,802,848	2,678,740	11,638,101	13,519,406	1,733,615	36,372,709