

September 30, 2025

## PROJECT PLAN AMENDMENT

# City of West Allis, Wisconsin



## Tax Incremental District No. 7 Summit Place Business Park



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Prepared by:

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational JRB Meeting Held:	September 30 <sup>th</sup> , 2025
Public Hearing Held:	September 30 <sup>th</sup> , 2025
Consideration by CDA:	September 30 <sup>th</sup> , 2025
Consideration by City Council:	October 21 <sup>st</sup> , 2025
Consideration by the JRB:	TBD (November 10 <sup>th</sup> – December 5 <sup>th</sup> )

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## **SECTION 1:**

### **Executive Summary**

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#### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 7 (“District”) is an approximately 63.4-acre Blighted Area District created on February 18, 2004. The District is located in the vicinity of the 6700 block of W. Washington St., primarily consisting of the former Allis-Chalmers (“A-C”) Mfg. complex. The District was created to encourage the revitalization of the last two undeveloped vacant and dilapidated former A-C properties. The revitalization has been a success and is now called the Summit Place office complex. The District is the City’s most successful TIF district, performing well beyond expectations and has accumulated residual cash after paying existing obligations.

The District has previously been amended six times for the following purposes:

#### Amendment 1

The Common Council adopted the first amendment on May 3, 2005 for the purpose of loaning a developer \$2.50 million to induce the construction of more parking with the continued redevelopment of the Summit Place office complex. Amendment one provided \$2.50 million in tax incremental financing funds as an incentive to increase the development’s overall property value and reduce the overall term of the District.

#### Amendment 2

The Common Council adopted the second amendment on November 20, 2007 for off-site improvements for the purpose of creating a safer, more pedestrian-friendly neighborhood that connects the Summit Place redevelopment area to the neighboring Six Points/Farmers Market redevelopment area, with uniform streetlights, benches, bike lanes and additional pedestrian safety enhancements. Amendment two provided \$3.50 million in tax incremental financing funds for off-site improvements and administrative fees.

#### Amendment 3

The Common Council adopted the third amendment on February 3, 2009 to provide a loan to fund the cost of off-site improvements for a new ingress/egress corridor through the abutting shopping center to the south (the Towne Centre shopping center), to connect the Summit Place office complex to W. Greenfield Ave. as an alternate access to the office complex. Amendment three provided \$1.50 million in tax incremental financing funds for off-site improvements and administrative fees.

#### Amendment 4

The Common Council adopted the fourth amendment on February 19, 2013 to fund \$3.25 million of additional TIF District expenses that included a financial incentive for private construction of additional parking for the office complex, an economic incentive package to local businesses, funding for a Neighborhood Residential Improvement Program for the surrounding neighborhood, and administrative expenses.

#### Amendment 5

The Common Council adopted the fifth amendment on November 3, 2014 for the purpose of stabilizing the District's value by eliminating surrounding blight. Amendment five increased the District's budget by \$2.26 million, which included the following expenses: (1) the cost of acquisition, demolition, relocation and/or rehab, park improvements, and/or traffic/street improvements within the District's boundaries and/or within a ½-mile radius of the District boundaries (\$1.41 million); (2) an economic incentive package to businesses within the District's boundaries and/or within a ½-mile radius of the District boundaries (\$250,000); (3) additional funding of the existing Neighborhood Residential Improvement Program for the surrounding neighborhood within a ½-mile radius of the District boundaries (\$500,000); and, (4) administrative expenses (\$100,000).

#### Amendment 6

The Common Council adopted the sixth amendment on July 5, 2016, for the purpose of allowing the District to share approximately \$12.03 million of excess revenues with TID 5. Absent the allocation of District revenues to TID 5, the City expected TID 5 to close with a with a net negative balance of over \$14.00 million.

The value of properties within the District has increased in value by over \$75.77 million since its creation and produces approximately \$1.45 million in annual tax increment.

#### **Purpose of Amendment**

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is twofold:

1. The City will add approximately \$880,000 of project costs for the acquisition of the former Motor Castings site which is within ½ mile of the District boundaries.
2. The City will allow approximately \$1.20 million in excess revenue to be transferred to Tax Incremental District No. 6 and approximately \$215,000

in excess revenue to be transferred to Tax Incremental District No. 13 (collectively, the “Recipient Districts”) as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:

- i. The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
- ii. The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient Districts.
- iii. Tax Incremental District No. 6 is a “Blighted Area” district and Tax Incremental District No. 13 is an “In Need of Rehabilitation or Conservation” district. Subsequently, both the Recipient Districts qualify as eligible recipients of excess revenue.

### **Estimated Total Project Cost Expenditures**

The Original Project Plan and Amendments one through six provide for estimated total expenditures of \$40.23 million. This proposed amendment would provide for additional estimated expenditures of \$2.30 million, for a revised total of \$42.53 million (the “Project Costs”).

### **Incremental Valuation**

The City does not project any new land or improvement value being created in the District by this Amendment and the District’s January 1, 2025 incremental value of \$75.77 million is expected to remain flat. Creation of this value was made possible by the Project Costs already incurred 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, inclusive of the donations to the Recipient Districts, within 21 of its allowable 27 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:

- That “but for” the amendment of this Project Plan, 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:
  - Current and projected tax increment collections for the Recipient Districts will be insufficient to pay for project costs already incurred and/or the additional projects that need to be completed in those districts to achieve the objectives of their project plans.
  - That “but for” the amendment of the District’s Project Plan, the economic development objectives of the Recipient District’s Project Plans will not be achieved. In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient Districts, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor Districts and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient Districts are not likely to recover their Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied.
  - Acquisition of the former Motor Castings site by the Community Development Authority will allow the City to better address its blighting conditions, which will provide a benefit to the adjoining properties within the District.

- 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:
  - As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs.
  - Approval of the ability to share increment with the Recipient Districts is necessary to enable those districts to fully realize the economic benefits projected in their project plans. Since the District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient Districts, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the District and Recipient Districts.
- 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 have occurred 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.
- The boundaries of the District are not being amended.
- 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.
- The Plan for the District is feasible and is in conformity with the Master Plan of the City.
- The City estimates that there will be no change in the territory within the District that will be devoted to retail business at the end of the District's maximum expenditure period as a result of this Amendment, pursuant to Wis. Stat. § 66.1105(5)(b).

## **SECTION 2:**

### **Map of Current District Boundaries**

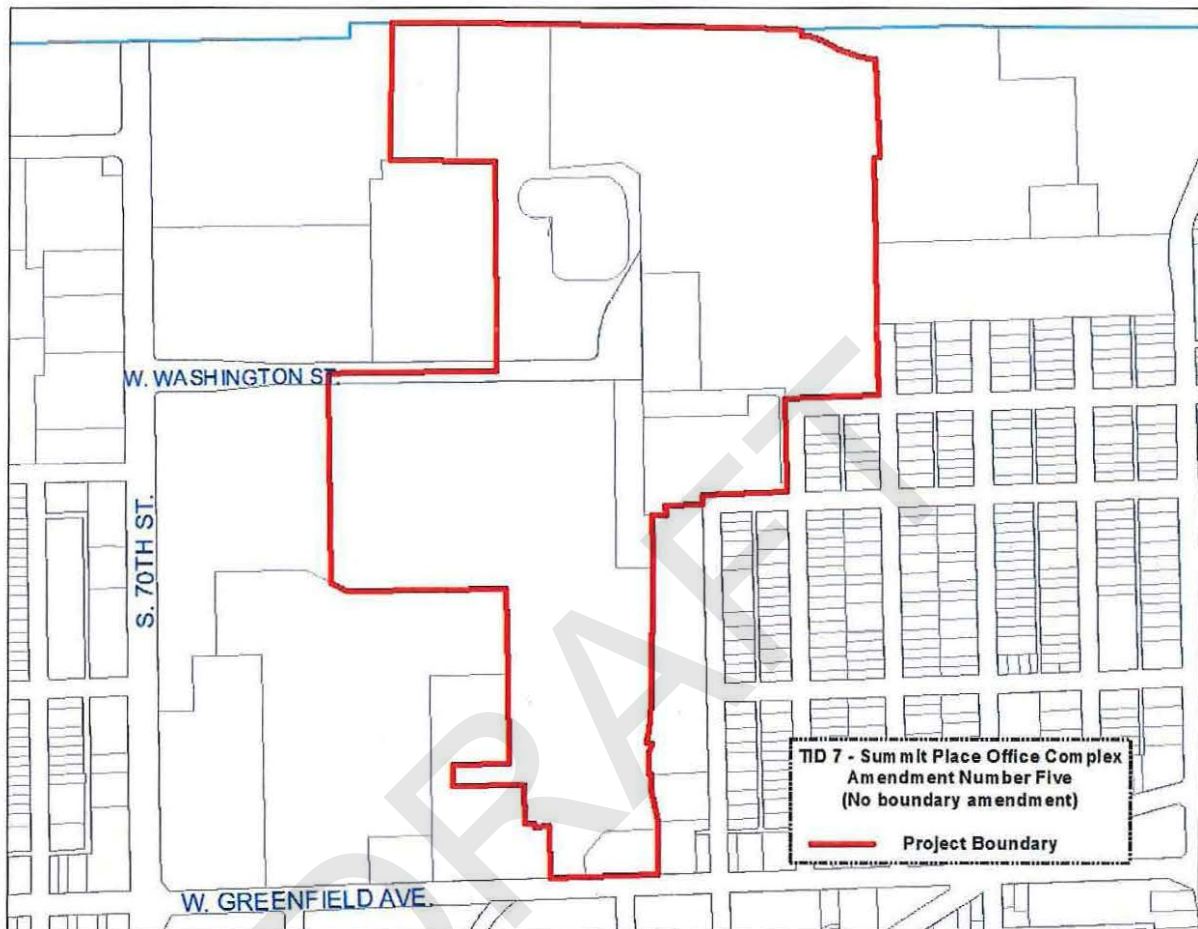
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Maps identifying the current boundaries of the districts are found on the following pages. The District's boundaries are not being amended.

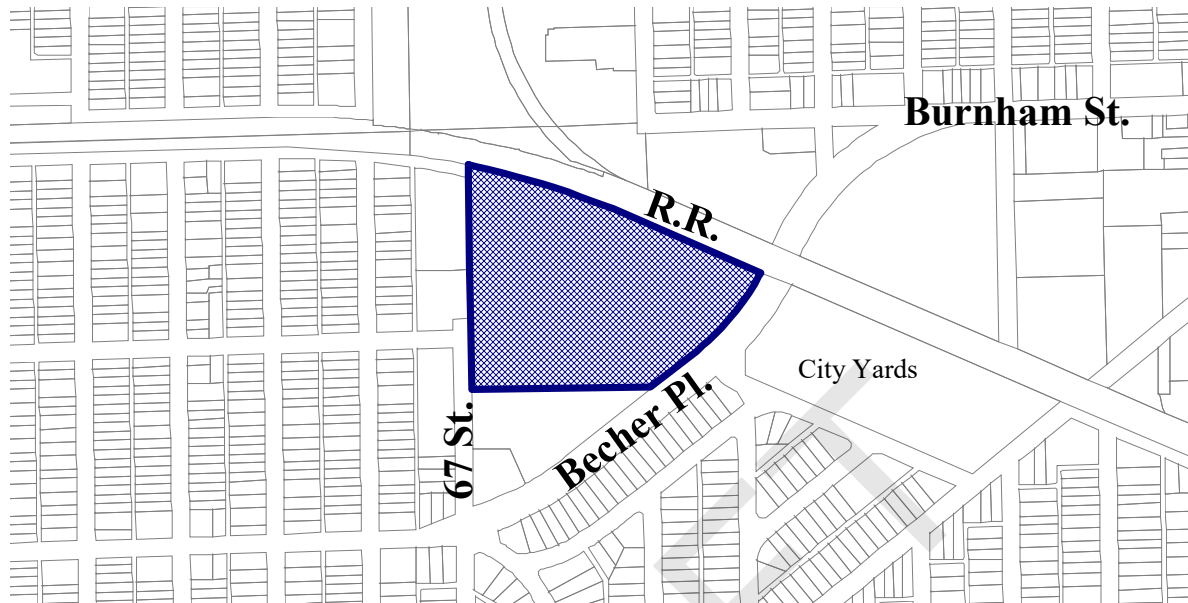
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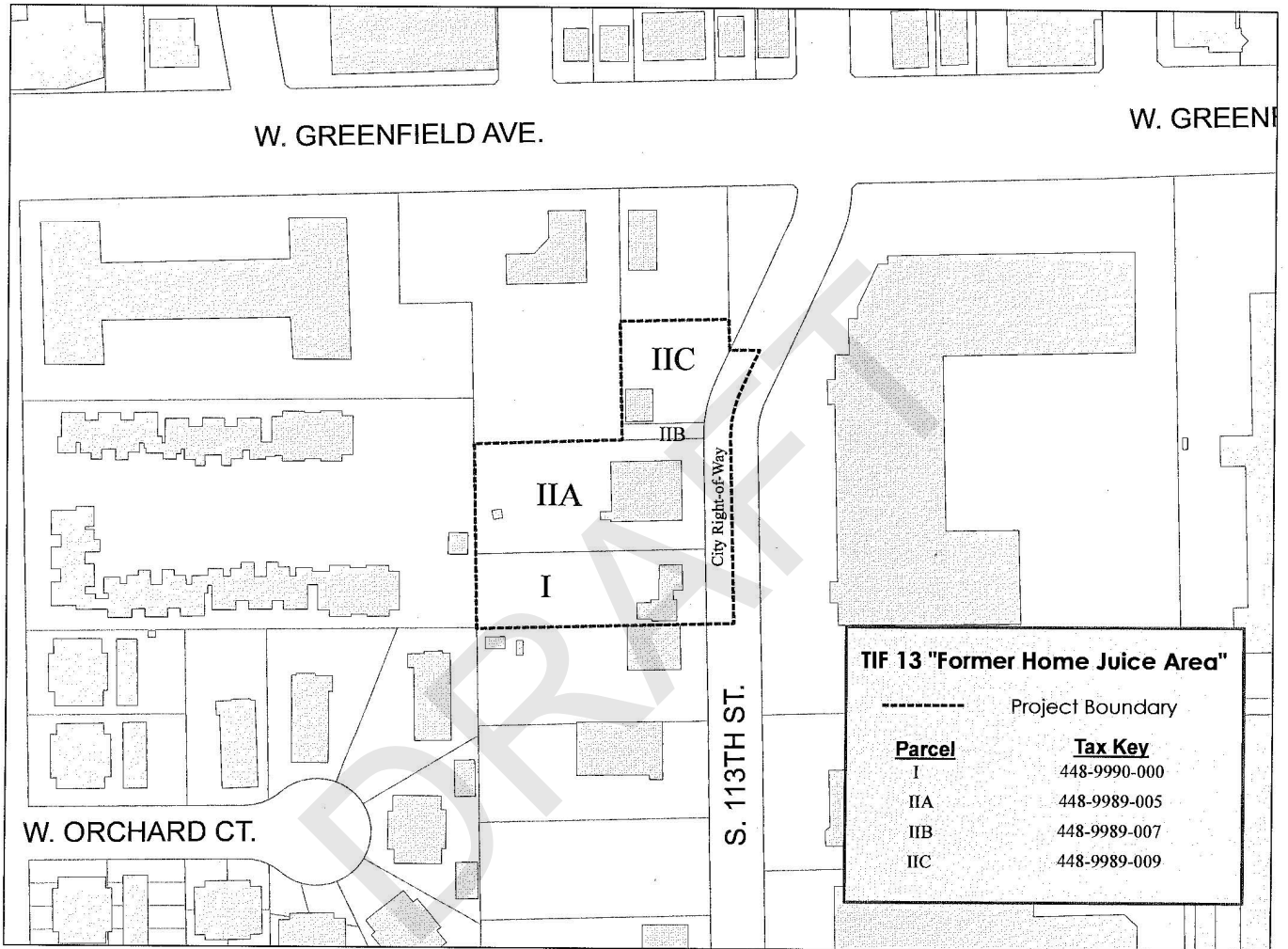
Tax Incremental District No. 7



Tax Incremental District No. 6



Tax Incremental District No. 13



### **SECTION 3:**

#### **Map Showing Existing Uses and Conditions**

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The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original project plan dated February 18, 2004 remains unchanged and is incorporated by reference as part of this Plan Amendment.

### **SECTION 4:**

#### **Equalized Value Test**

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No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

### **SECTION 5:**

#### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

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No changes to Project Costs are planned outside of the addition of the project cost within the ½ mile of the District boundaries. The "Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District" included in the District's Original and Amended Project Plans remains unchanged and is incorporated by reference as part of this Plan Amendment.

### **SECTION 6:**

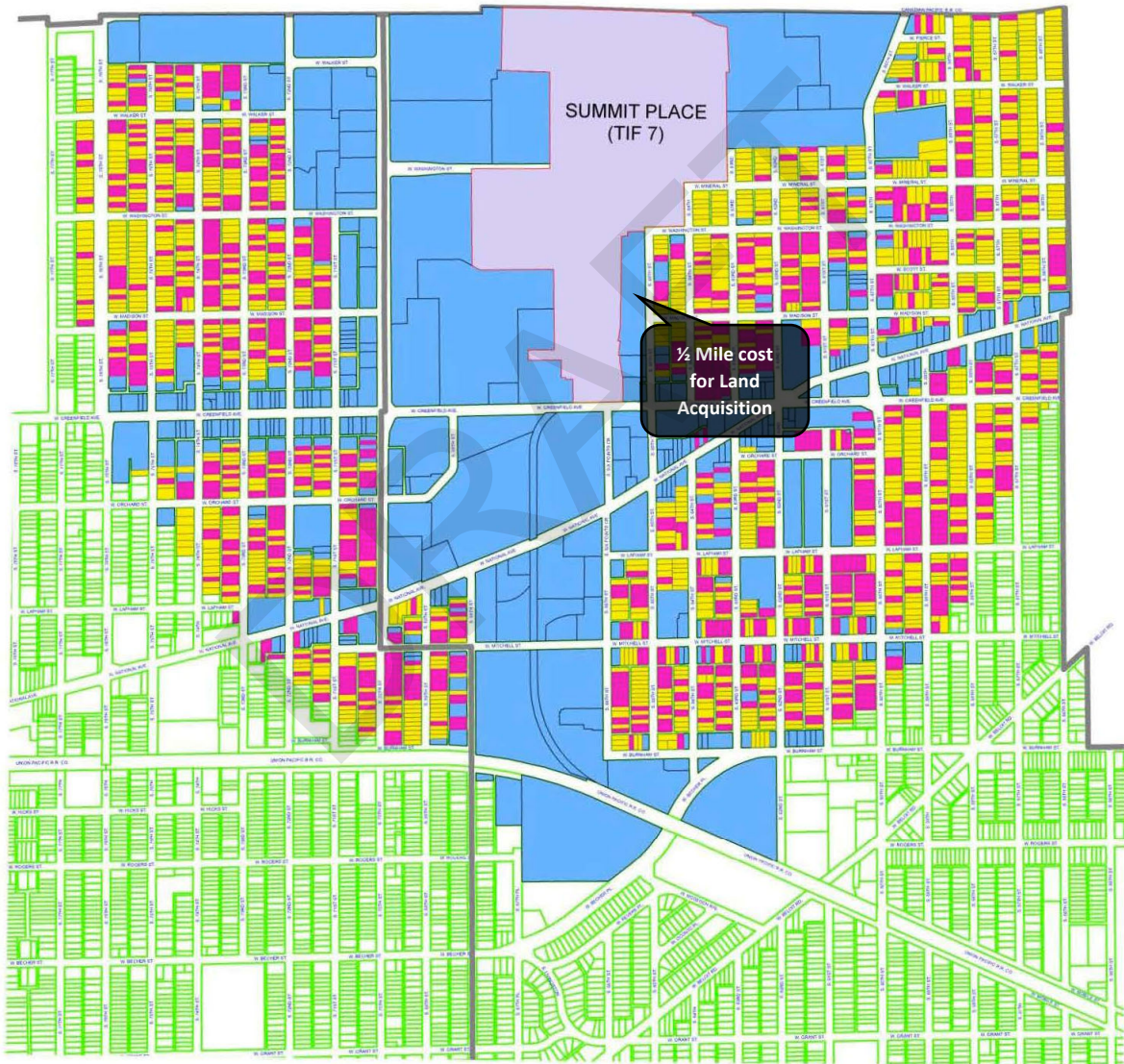
#### **Map Showing Proposed Improvements and Uses**

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Map Found on Following Page.

## 1/2 MILE RADIUS FROM SUMMIT PLACE TIF 7

- Summit Place TIF 7
- Single Family Residential (1,226)
- Residential (total n= 2,191)
- .5 mile radius (total n= 2,601)
- Aldermanic District





## **SECTION 7:**

### **Detailed List of Estimated Project Costs**

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No changes to Project Costs are planned outside of the addition of \$880,000 for the ½ mile project of acquiring the former Motor Castings site. The “Detailed List of Estimated Project Costs” included in the District’s Original and Amended Project Plans is carried forward and incorporated by reference as part of this Plan Amendment.

While not considered to be a Project Cost, this Plan Amendment provides authority for the District to transfer excess revenue to the Recipient Districts as further detailed in Section 8.

## **SECTION 8:**

### **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**

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

#### **Key Assumptions**

Project Costs the City previously made created \$75.77 million in incremental value as of January 1, 2025 as further described in **Table 1**. Assuming the City’s current equalized TID Interim tax rate of \$19.11 per thousand of equalized value, and 1.00% economic appreciation, the projects would generate \$12.02 million in incremental tax revenue from 2024 to the maximum life of the District in 2031 as shown in **Table 2**.

**Table 1 – Development Assumptions**

Construction Year		Actual	Annual Total	Construction Year	
19	2022	8,255,600	8,255,600	2022	19
20	2023	(42,780,900)	(42,780,900)	2023	20
21	2024	18,403,900	18,403,900	2024	21
22	2025		0	2025	22
23	2026		0	2026	23
24	2027		0	2027	24
25	2028		0	2028	25
26	2029		0	2029	26
Totals (2022-2029)		(16,121,400)	(16,121,400)		
Notes:					

## Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	13,551,100
District Creation Date	February 18, 2004	Economic Change Factor	1.00%
Valuation Date	Jan 1, 2004	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$20.10
End of Expenditure Period	22 2/18/2026	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	26 2031		
Extension Eligibility/Years	Yes 7		
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate <sup>1</sup>	Tax Increment																		
19	2022	8,255,600	2023		100,148,800	2024	\$20.10	2,012,605																		
20	2023	(42,780,900)	2024		57,367,900	2025	\$19.11	1,096,365																		
21	2024	18,403,900	2025		75,771,800	2026	\$19.11	1,448,085																		
22	2025	0	2026	757,718	76,529,518	2027	\$19.11	1,462,566																		
23	2026	0	2027	765,295	77,294,813	2028	\$19.11	1,477,191																		
24	2027	0	2028	772,948	78,067,761	2029	\$19.11	1,491,963																		
25	2028	0	2029	780,678	78,848,439	2030	\$19.11	1,506,883																		
26	2029	0	2030	788,484	79,636,923	2031	\$19.11	1,521,952																		
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"><b>Totals</b></td> <td colspan="4"></td> <td colspan="4" style="text-align: right;"><b>Future Value of Increment</b></td> </tr> <tr> <td><b>(2024-2031)</b></td> <td style="text-align: right;"><b>(16,121,400)</b></td> <td></td> <td style="text-align: right;"><b>3,865,123</b></td> <td></td> <td></td> <td style="text-align: right;"><b>(2024-2031)</b></td> <td style="text-align: right;"><b>12,017,610</b></td> <td></td> </tr> </table>									<b>Totals</b>					<b>Future Value of Increment</b>				<b>(2024-2031)</b>	<b>(16,121,400)</b>		<b>3,865,123</b>			<b>(2024-2031)</b>	<b>12,017,610</b>	
<b>Totals</b>					<b>Future Value of Increment</b>																					
<b>(2024-2031)</b>	<b>(16,121,400)</b>		<b>3,865,123</b>			<b>(2024-2031)</b>	<b>12,017,610</b>																			

Notes:

1) Tax rates shown through the 2025 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).



**Table 3 – Cash Flow For TID No. 7 (Donor TID) Before Sharing**

Year	Projected Revenues					Projected Expenditures						Balances			Year
	Tax Increments	Interest Earnings	Intergov. Revenues	Transfer from TID 5	Total Revenues	2024 Land by Label \$2,600,000	Small Business Loan	Land Acquisition	Capital Projects <sup>1</sup>	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024	2,012,605	16,348	595,868	7,808	2,632,629	622,642	14,000			3,088	639,730	1,992,899	7,257,781	4,357,358	2024
2025	1,096,365		595,868		1,692,233	1,977,358		880,000		3,000	2,860,358	(1,168,125)	6,089,657	1,500,000	2025
2026	1,448,085		595,868		2,043,953				1,500,000	3,000	1,503,000	540,953	6,630,610	0	2026
2027	1,462,566		595,868		2,058,434					3,000	3,000	2,055,434	8,686,043		2027
2028	1,477,191		595,868		2,073,059					3,000	3,000	2,070,059	10,756,103		2028
2029	1,491,963		595,868		2,087,831					3,000	3,000	2,084,831	12,840,934		2029
2030	1,506,883		595,868		2,102,751					3,000	3,000	2,099,751	14,940,685		2030
2031	1,521,952		595,868		2,117,820					3,000	3,000	2,114,820	17,055,504		2031
<b>Totals (2024 - 2031)</b>	<b>12,017,610</b>	<b>16,348</b>	<b>4,766,945</b>	<b>7,808</b>	<b>16,808,710</b>	<b>2,600,000</b>	<b>14,000</b>	<b>880,000</b>	<b>1,500,000</b>	<b>24,088</b>	<b>5,018,088</b>				<b>Totals (2024 - 2031)</b>

Notes:

1) Includes \$1.00 million for improvements to Whitnall Summit Office property and \$500,000 for the Makers Row Development.

**PROJECTED CLOSURE YEAR**

**LEGEND:**  
 ..... END OF EXP. PERIOD

**Table 4 – Cash Flow For TID No. 7 (Donor TID) After Sharing**

Year	Projected Revenues					Projected Expenditures								Balances			Year
	Tax Increments	Interest Earnings	Intergov. Revenues	Transfer from TID 5	Total Revenues	2024 Land by Label \$2,600,000	Small Business Loan	Donations to TID 6	Donations to TID 13	Land Acquisition	Capital Projects <sup>1</sup>	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024	2,012,605	16,348	595,868	7,808	2,632,629	622,642	14,000					3,088	639,730	1,992,899	7,257,781	5,772,358	2024
2025	1,096,365		595,868		1,692,233	1,977,358		1,200,000	215,000	880,000		3,000	4,275,358	(2,583,125)	4,674,657	1,500,000	2025
2026	1,448,085		595,868		2,043,953						1,500,000	3,000	1,503,000	540,953	5,215,610	0	2026
2027	1,462,566		595,868		2,058,434							3,000	3,000	2,055,434	7,271,043		2027
2028	1,477,191		595,868		2,073,059							3,000	3,000	2,070,059	9,341,103		2028
2029	1,491,963		595,868		2,087,831							3,000	3,000	2,084,831	11,425,934		2029
2030	1,506,883		595,868		2,102,751							3,000	3,000	2,099,751	13,525,685		2030
2031	1,521,952		595,868		2,117,820							3,000	3,000	2,114,820	15,640,504		2031
Totals (2024 - 2031)	12,017,610	16,348	4,766,945	7,808	16,808,710	2,600,000	14,000	1,200,000	215,000	880,000	1,500,000	24,088	6,433,088				Totals (2024 - 2031)

Notes:

1) Includes \$1.00 million for improvements to Whitnall Summit Office property and \$500,000 for the Makers Row Development.

**PROJECTED CLOSURE YEAR**

**LEGEND:**  
 . . . . . END OF EXP. PERIOD

**Table 5 – Cash Flow For TID No. 6 (Recipient TID) Before Sharing**

Year	Projected Revenues			Projected Expenditures				Balances			Year	
	Tax Increments	Intergov. Revenues	Total Revenues	Taxable G.O. Ref Bonds Series 2016B \$1,570,000 Dated Date: 05/25/16 Principal      Rate      Interest			Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2024	189,093	18	189,111	135,000	2.30%	21,656	2,964	159,620	29,491	(746,026)	765,000	2024
2025	181,638	18	181,656	130,000	2.45%	18,710	3,000	151,710	29,946	(716,080)	635,000	2025
2026	191,381	18	191,399	150,000	2.60%	15,378	3,000	168,378	23,021	(693,059)	485,000	2026
2027	193,295	18	193,313	170,000	2.80%	11,330	3,000	184,330	8,983	(684,076)	315,000	2027
2028	195,228	18	195,246	165,000	3.00%	6,810	3,000	174,810	20,436	(663,641)	150,000	2028
2029	197,180	18	197,198	150,000	3.00%	2,250	3,000	155,250	41,948	(621,693)	0	2029
2030	199,152	18	199,170				3,000	3,000	196,170	(425,524)		2030
2031	201,143	18	201,161				3,000	3,000	198,161	(227,362)		2031
Totals (2024 - 2031)	1,548,108	144	1,548,252	900,000		76,134	23,964	1,000,098				Totals (2024 - 2031)

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

**Table 6 – Cash Flow For TID No. 6 (Recipient TID) After Sharing**

Year	Projected Revenues				Projected Expenditures				Balances				Year
	Tax Increments	Intergov. Revenues	Transfers from TID No. 7	Total Revenues	Taxable G.O. Ref Bonds Series 2016B \$1,570,000 Dated Date: 05/25/16 Principal Rate Interest			Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024	189,093	18		189,111	135,000	2.30%	21,656	2,964	159,620	29,491	(746,026)	765,000	2024
2025	181,638	18	1,200,000	1,381,656	130,000	2.45%	18,710	3,000	151,710	1,229,946	483,920	635,000	2025
2026	191,381	18		191,399	150,000	2.60%	15,378	3,000	168,378	23,021	506,941	485,000	2026
2027	193,295	18		193,313	170,000	2.80%	11,330	3,000	184,330	8,983	515,924	315,000	2027
2028	195,228	18		195,246	165,000	3.00%	6,810	3,000	174,810	20,436	536,359	150,000	2028
2029	197,180	18		197,198	150,000	3.00%	2,250	3,000	155,250	41,948	578,307	0	2029
2030	199,152	18		199,170				3,000	3,000	196,170	774,476		2030
2031	201,143	18		201,161				3,000	3,000	198,161	972,638		2031
Totals (2024 - 2031)	1,548,108	144	1,200,000	2,748,252	900,000		76,134	23,964	1,000,098				Totals (2024 - 2031)

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

**Table 7 – Cash Flow For TID No. 13 (Recipient TID) Before Sharing**

Year	Projected Revenues		Projected Expenditures		Balances			Year
	Tax Increments	Total Revenues	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
<b>2024</b>	<b>13,716</b>	<b>13,716</b>	<b>2,925</b>	<b>2,925</b>	<b>10,791</b>	<b>(243,445)</b>	<b>0</b>	<b>2024</b>
2025	14,385	<b>14,385</b>	3,000	<b>3,000</b>	11,385	<b>(232,060)</b>		2025
2026	20,971	<b>20,971</b>	3,000	<b>3,000</b>	17,971	<b>(214,090)</b>		2026
2027	21,180	<b>21,180</b>	3,000	<b>3,000</b>	18,180	<b>(195,909)</b>		2027
2028	21,392	<b>21,392</b>	3,000	<b>3,000</b>	18,392	<b>(177,517)</b>		2028
2029	21,606	<b>21,606</b>	3,000	<b>3,000</b>	18,606	<b>(158,911)</b>		2029
2030	21,822	<b>21,822</b>	3,000	<b>3,000</b>	18,822	<b>(140,089)</b>		2030
2031	22,040	<b>22,040</b>	3,000	<b>3,000</b>	19,040	<b>(121,049)</b>		2031
2032	22,261	<b>22,261</b>	3,000	<b>3,000</b>	19,261	<b>(101,788)</b>		2032
2033	22,483	<b>22,483</b>	3,000	<b>3,000</b>	19,483	<b>(82,305)</b>		2033
2034	22,708	<b>22,708</b>	3,000	<b>3,000</b>	19,708	<b>(62,596)</b>		2034
2035	22,935	<b>22,935</b>	3,000	<b>3,000</b>	19,935	<b>(42,661)</b>		2035
2036	23,165	<b>23,165</b>	3,000	<b>3,000</b>	20,165	<b>(22,496)</b>		2036
2037	23,396	<b>23,396</b>	3,000	<b>3,000</b>	20,396	<b>(2,100)</b>		2037
2038	23,630	<b>23,630</b>	3,000	<b>3,000</b>	<b>20,630</b>	<b>18,530</b>		2038
<b>Totals (2024 - 2038)</b>	<b>317,691</b>	<b>317,691</b>	<b>44,925</b>	<b>44,925</b>				<b>Totals (2024 - 2038)</b>
<div>Notes:</div> <div> <div>PROJECTED CLOSURE YEAR</div> <div> <div>LEGEND:</div> <div>----- END OF EXP. PERIOD</div> </div> </div>								

**Table 8 – Cash Flow For TID No. 13 (Recipient TID) After Sharing**

Year	Projected Revenues		Projected Expenditures		Balances			Year	
	Tax Increments	Transfers from TID No. 7	Total Revenues	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2024	13,716		13,716	2,925	2,925	10,791	(243,445)	0	2024
2025	14,385		14,385	3,000	3,000	11,385	(232,060)		2025
2026	20,971	215,000	235,971	3,000	3,000	232,971	910		2026
2027	21,180		21,180	3,000	3,000	18,180	19,091		2027
2028	21,392		21,392	3,000	3,000	18,392	37,483		2028
2029	21,606		21,606	3,000	3,000	18,606	56,089		2029
2030	21,822		21,822	3,000	3,000	18,822	74,911		2030
2031	22,040		22,040	3,000	3,000	19,040	93,951		2031
2032	22,261		22,261	3,000	3,000	19,261	113,212		2032
2033	22,483		22,483	3,000	3,000	19,483	132,695		2033
2034	22,708		22,708	3,000	3,000	19,708	152,404		2034
2035	22,935		22,935	3,000	3,000	19,935	172,339		2035
2036	23,165		23,165	3,000	3,000	20,165	192,504		2036
2037	23,396		23,396	3,000	3,000	20,396	212,900		2037
2038	23,630		23,630	3,000	3,000	20,630	233,530		2038
Totals (2024 - 2038)	317,691	215,000	532,691	44,925	44,925				Totals (2024 - 2038)

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

-----

END OF EXP. PERIOD

## **SECTION 9:**

### **Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

## **SECTION 10:**

### **Estimate of Property to be Devoted to Retail Business**

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Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that there will be no change in the territory within the District that will be devoted to retail business at the end of the District's maximum expenditure period as a result of this Amendment.

## **SECTION 11:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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#### **Zoning Ordinances**

The proposed Plan Amendment 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 Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial, high density residential, and commercial uses.

#### **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 Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 12:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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Should the continued 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 13:**

### **How Amendment of the Tax Incremental District Promotes the Orderly Development of the City**

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This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

## **SECTION 14:**

### **List of Estimated Non-Project Costs**

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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.





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October 1, 2025

Mayor Dan Devine  
City of West Allis  
7525 W Greenfield Ave  
West Allis, Wisconsin 53214

RE: Project Plan Amendment for Tax Incremental District No. 7

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 West Allis, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of West Allis Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Kail Decker  
City Attorney

## SECTION 16:

### 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. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2024/2025 levy year.

Revenue Year	Milwaukee County	Milwaukee County Metro Sewer District	City of West Allis	School District of West Allis	Milwaukee Area Technical College	Total	Revenue Year
2023	303,585	119,542	707,426	638,783	77,365	1,846,700	2023
2024	330,859	130,281	770,980	696,170	84,315	2,012,605	2024
2025	180,235	70,971	419,991	379,238	45,931	1,096,365	2025
2026	238,055	93,738	554,726	500,900	60,665	1,448,085	2026
2027	240,436	94,676	560,273	505,909	61,272	1,462,566	2027
2028	242,840	95,623	565,876	510,968	61,885	1,477,191	2028
2029	245,269	96,579	571,535	516,078	62,503	1,491,963	2029
2030	247,721	97,545	577,250	521,238	63,129	1,506,883	2030
2031	250,199	98,520	583,022	526,451	63,760	1,521,952	2031
<b>Totals (2024-2031)</b>	<b>1,975,613</b>	<b>777,932</b>	<b>4,603,653</b>	<b>4,156,952</b>	<b>503,459</b>	<b>12,017,610</b>	