



City of West Allis

Meeting Agenda

Joint Review Board

Monday, November 10, 2025

9:00 AM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [25-0430](#) September 30, 2025

Attachments: [September 30, 2025 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [25-0445](#) Review the public record, planning documents and the resolutions passed by the Community Development Authority and City Council.

Attachments: [JRB Final Mtg Letter](#)

[Legal Notice of Final JRB](#)

[CDA Res. No. 1508 - TID 7 \(9-30-25\) signed](#)

[CDA Res. No. 1509 - TID 21 \(9-30-25\) signed](#)

[Common Council - Res. R-2025-4195 TIF 21 - signed](#)

[Common Council - Res. R-2025-4201 TIF 7 - signed](#)

[JRB Half Mile Resolution TID 7 - signed](#)

[West Allis TID 7 Project Plan Amendment 10.02.25](#)

[West Allis TID 21 Project Plan 10.02.25](#)

[CDA Draft Minutes of 9-30-25](#)

[CDA Approved Minutes of 9-30-25](#)

3. [25-0446](#) Resolution Approving an Amended Project Plan for Tax Incremental District No. 7.

Attachments: [JRB Resolution.TID 7](#)

4. [25-0447](#) Resolution Approving the Creation of Tax Incremental District No. 21.

Attachments: [JRB Resolution.TID 21](#)

5. [25-0457](#) Discussion of upcoming projects.

E. ADJOURNMENT

All meetings of the Joint Review Board are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



City of West Allis

Meeting Minutes

Joint Review Board

Tuesday, September 30, 2025

11:00 AM

City Hall, Art Gallery
7525 W. Greenfield Ave.

**TAX INCREMENTAL DISTRICT NO. 7
AND
TAX INCREMENTAL DISTRICT NO. 21
AND
ANNUAL TID UPDATE**

(draft minutes)

A. CALL TO ORDER

The meeting was called to order at 11:06 a.m.

B. ROLL CALL

Present 4 - Mayor Dan Devine, Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Rep. of the WA-WM School District

Excused 1 - Wayne Clark

Others Attending

Harry Allen, Senior Municipal Advisor; Ehlers Public Finance Advisors

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Steve Schaer, Director of Planning and Zoning
Jason Kaczmarek, Finance Director/Comptroller
Jack Kovnesky, Planner
Emily Wagner, Planner

C. APPROVAL OF MINUTES

1. [25-0334](#) July 23, 2024

Attachments: [July 23, 2024 \(draft minutes\)](#)

Sherry Terrell-Webb, Rep. of Milwaukee Area Technical College moved to approve this matter, Jeff Borland, Rep. of the WA-WM School District seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [25-0344](#) Appointments:
a. Public member.
b. Chairperson.

Mayor Devine made a motion to appoint Wayne Clark as Public member, seconded by Celia Benton Rep. of Milwaukee County, motion carried.

Jeff Borland, Rep. of the WA-WM School Dist. made a motion to appoint Mayor Devine as Chairperson, seconded by Celia Benton, Rep. of Milwaukee County motion carried.
3. [25-0345](#) Review responsibilities of the Joint Review Board.

This matter was Discussed.
4. [25-0346](#) Review and discuss draft Project Plan for the amendment of Tax Incremental District No. 7.

Attachments: [DRAFT West Allis TID 7 Project Plan Amendment 09.10.25](#)
[Legal Notice of Hearing and JRB](#)
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

This matter was Discussed.
5. [25-0347](#) Review and discuss draft Project Plan for the creation of Tax Incremental District No. 21.

Attachments: [DRAFT West Allis TID 21 Project Plan 09.10.25](#)
[Legal Notice of Hearing and JRB](#)
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

This matter was Discussed.
6. [25-0348](#) Discussion and possible action on a resolution regarding the proposed projects to be undertaken within the ½ mile radius, an eligible project cost identified in the project plan for Tax Incremental District No. 7.

Attachments: [JRB Half Mile Resolution TID 7 08.29.25](#)

Jeff Borland, Rep. of the WA-WM School District, moved to approve this matter, Sherry Terrell-Webb Rep. of Milwaukee Area Technical College seconded. Motion Carried by the following vote:

Aye: 4 - Mayor Devine, Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Rep. of the WA-WM School District

No: 0
7. [25-0349](#) Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).

Attachments: [TID Report 2025](#)

This matter was Discussed.

8. [25-0350](#) Set next meeting date to consider approval of the TIDs.

The next meeting will be held on November 10, 2025 at 9:00 a.m. in the City Hall Art Gallery.

E. ADJOURNMENT

A motion was made by Celia Benton, seconded by Sherry Terrell-Webb, to adjourn the meeting at 11:55 a.m.

The motion carried unanimously.



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NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

October 24, 2025

David Crowley, County Executive Celia Benton, Economic Development Project Manager Milwaukee County	Dan Devine, JRB City Member Wayne Clark, JRB Public Member
Anthony Cruz, President Sherry Terrell-Webb, J.D., VP and General Counsel Milwaukee Area Technical College District	Tarrynce Robinson, Superintendent Jeff Borland, Finance Manager c/o School Board President School District of West Allis-West Milwaukee, et al.

RE: City of West Allis

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on November 10, 2025 at 9:00 AM.

The meeting will be held at the West Allis City Hall-Art Gallery, located at 7525 W Greenfield Ave.

At the meeting the JRB will consider approval of the resolutions adopted by the West Allis City Council amending Tax Incremental District No. 7 and creating Tax Incremental District No. 21 (the “Districts”).

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving an Amended Project Plan for Tax Incremental District No. 7.”
- A “Resolution Approving the Creation of Tax Incremental District No. 21.”
- Minutes from the organizational JRB meeting.
- A signed copy of the CDA resolutions.
- A signed copy of the City Council resolution.
- The final approved Project Plan documents.

Pursuant to Wis. Stat. § 66.1105(4m)(b)1. and (c)1., the JRB is to review the public record, planning documents and the resolutions passed by the CDA and City Council to assist it in determining:

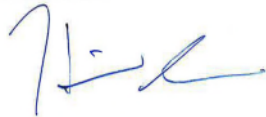
1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

The Summary of Findings found in the Executive Summary of the Project Plan details how the amendment of the Tax Incremental District No. 7 and/or the creation of Tax Incremental District No. 21 meets these criteria. If the JRB rejects either of the proposals it must provide a written explanation describing why it fails to meet one or more of the criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS



Harry Allen
Senior Municipal Advisor

cc: Patrick Schloss, Economic Development Executive Director, City of West Allis
Tracey Uttke, City Clerk, City of West Allis
Kail Decker, City Attorney, City of West Allis
Shaun Mueller, Development Project Manager, City of West Allis
Jason Kaczmarek, Finance Director/Comptroller, City of West Allis
Carson Coffield, Economic Development Specialist, City of West Allis
Gale Jender, Administrative Support Specialist, City of West Allis
Aaron Norris, Assistant Superintendent, West Allis-West Milwaukee, et al.
Kevin Shafer, Executive Director, Milwaukee Metropolitan Sewerage District
Tondalia Watnem, MBA, Executive Assistant, Milwaukee Area Technical College District
Todd Taves, Senior Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

**NOTICE OF JOINT REVIEW BOARD MEETING
CITY OF WEST ALLIS, WISCONSIN**

Notice is Hereby Given that the City of West Allis will hold a Joint Review Board meeting on November 10, 2025, at 9:00 AM.

The meeting will be held at the West Allis City Hall Art Gallery, located at 7525 W Greenfield Ave.

The meeting is being held to consider approval of the resolutions adopted by the West Allis City Council amending Tax Incremental District No. 7 and creating Tax Incremental District No. 21. The meeting is open to the public.

By Order of the City of West Allis, Wisconsin

Published November 5, 2025

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1508
DATE ADOPTED: SEPTEMBER 30, 2025

Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 7.

WHEREAS, the City of West Allis (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on February 18, 2004 and

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

WHEREAS, such Amendment will:

- a. Allow excess revenue to be transferred to Tax Incremental District No. 6 as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.
- b. Allow excess revenue to be transferred to Tax Incremental District No. 13 as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.
- c. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

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

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

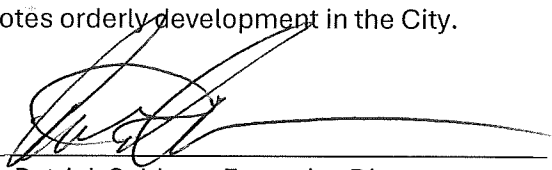
WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School District of West Allis-West Milwaukee, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on September 30, 2025 held a public hearing concerning the proposed amendment to the District's Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of West Allis that:

1. The boundaries of Tax Incremental District No. 7 will not change as a result of this Amendment and will remain as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the City Council.
3. Amendment of the District's Project Plan promotes orderly development in the City.

Approved: _____


Patrick Schloss, Executive Director
Community Development Authority

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1509
DATE ADOPTED: SEPTEMBER 30, 2025

Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21

WHEREAS, the City of West Allis (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 21 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

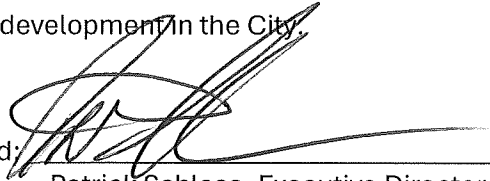
WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School District of West Allis-West Milwaukee, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on September 30, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of West Allis that:

1. It recommends to the City Council that Tax Incremental District No. 21 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the City Council.
3. Creation of the District promotes orderly development in the City.

Approved: 

Patrick Schloss, Executive Director
Community Development Authority

**CITY OF WEST ALLIS
RESOLUTION R-2025-4195**

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 21, APPROVING
ITS PROJECT PLAN, AND ESTABLISHING ITS BOUNDARIES**

WHEREAS, the City of West Allis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 21 (the “District”) is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a project plan for the District has been prepared that includes:

- a. The kind, number, and location of all proposed public works or improvements within the District or, to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k and 66.1105(2)(f)1.n, outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes, and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School District of West Allis-West Milwaukee, the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures

specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the West Allis Community Development Authority (CDA) held a public hearing on September 30, 2025 concerning the project plan, boundaries, and proposed creation of the District, providing interested parties a reasonable opportunity to express their views; and

WHEREAS, after the public hearing, the CDA designated the boundaries of the District, adopted the project plan, and recommended to the City Council that it create the District and approve the project plan.

NOW THEREFORE, be it resolved by the City Council of the City of West Allis that:

1. The boundaries of the District named "Tax Incremental District No. 21, City of West Allis" are established as specified in Exhibit A of this resolution.
2. The District is created effective as of January 1, 2026.
3. The City Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1.
 - (b) The District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) There are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the elimination of blight of the area, consistent with the purpose for which the District is created.

4. The project plan for "Tax Incremental District No. 21, City of West Allis" (see Exhibit B) is approved, and the City further finds the project plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

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

SECTION 1: **ADOPTION** "R-2025-4195" of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4195(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL
OCTOBER 21, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kimberlee Grob	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Chad Halvorsen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marissa Nowling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Danna Kuehn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Ald. Patty Novak	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest

Tracey Uttke

Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

Dan Devine

Dan Devine, Mayor, City Of West Allis



**CITY OF WEST ALLIS
RESOLUTION R-2025-4201**

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF TAX
INCREMENTAL DISTRICT NO. 7**

WHEREAS, the City of West Allis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the “District”) was created by the City on February 18, 2004 as a blighted area district; and

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

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 6 and Tax Incremental District No. 13 (collectively, the “Recipient Districts”) as permitted under Wisconsin Statutes Section 66.1105(6)(f)1.

WHEREAS, an amended project plan for the District has been prepared that includes:

- a. The kind, number and location of all proposed public works or improvements within the District or, to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k and 66.1105(2)(f)1.n, outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;

k. An opinion of the City Attorney or of an attorney retained by the City advising that the project plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School District of West Allis-West Milwaukee, the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the West Allis Community Development Authority (CDA) held a public hearing on September 30, 2025 concerning the proposed amendment to the project plan of the District, providing interested parties a reasonable opportunity to express their views; and

WHEREAS, after the public hearing, the CDA adopted the project plan and recommended to the City Council that it amend the project plan.

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis that:

1. The boundaries of the District named "Tax Incremental District No. 7, City of West Allis" remain unchanged.
2. This Amendment is effective as of the date of adoption of this resolution.
3. The City Council finds and declares that:
 - (a) The improvement of the District is likely to significantly enhance the value of substantially all the other real property in the District.
 - (b) The City estimates that there will be no change of the territory within the District devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (c) Under the amended project plan, a total of \$1.20 million in excess tax increments will be transferred to Tax Incremental District No. 6.
 - (d) Under the amended project plan, a total of \$215,000 in excess tax increments will be transferred to Tax Incremental District No. 13.
 - (e) The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
 - (f) The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient Districts.

(g) Tax Incremental District No. 6 is a blighted area district which qualifies it as an eligible recipient of excess revenue.

(h) Tax Incremental District No. 13 is a district in need of rehabilitation of conservation which qualifies it as an eligible recipient of excess revenue.

4. The project plan for "Tax Incremental District No. 7, City of West Allis" (see Exhibit A), as amended, is approved, and the City further finds the project plan is feasible and in conformity with the master plan of the City.

SECTION 1: **ADOPTION** "R-2025-4201" of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2025-4201 (Non-existent)

AFTER ADOPTION

R-2025-4201(*Added*)

**PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL
OCTOBER 21, 2025.**

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kimberlee Grob	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Chad Halvorsen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marissa Nowling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Danna Kuehn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Patty Novak	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest

Tracey Uttke

Tracey Uttke, City Clerk, City Of West
Allis

Presiding Officer

Dan Devine

Dan Devine, Mayor, City Of West
Allis



**JOINT REVIEW BOARD RESOLUTION
APPROVING EXPENSES FOR LAND ACQUISITION
WITHIN THE HALF MILE BOUNDARY OF TAX INCREMENTAL DISTRICT NO. 7,
CITY OF WEST ALLIS**

WHEREAS, the City of West Allis (the "City") seeks to approve expenditures for land acquisition of the former Motor Castings site which is within the half-mile boundary surrounding Tax Incremental District No. 7 (the "District"); and

WHEREAS, the City desires to acquire the land to better address the blighting conditions, which will provide a benefit to the adjoining properties within the District; and

WHEREAS, the expenditures for the land acquisition are estimated to be \$880,000 and those funds are available in the District; and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the "JRB") shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District of West Allis-West Milwaukee; one representative chosen by the Milwaukee Area Technical College District; and one representative chosen by Milwaukee County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, the Joint Review Board is authorized by Wisconsin Statutes Section 66.1105 (4m)(a) to authorize an expenditure outside of a Tax Incremental District, but within a half-mile boundary of said District; and

WHEREAS, the JRB has reviewed the proposed project costs and the proposed resolution under Wisconsin Statutes Section 66.1105 (4m)(a), and

WHEREAS, project costs benefitting the District are to be made outside of, but within a half-mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the resolution; and

NOW, THEREFORE, BE IT RESOLVED that the JRB approves approximately \$880,000 in expenditures for the land acquisition within the half mile boundary of the District.

Passed and adopted this 30th day of September, 2025.

Joint Review Board

Representing

Cela Bork

Milwaukee County

Tom J. Ellis

School District of West Allis-West Milwaukee

Mike

Milwaukee Area Technical College District

Jeff Bork

City of West Allis

Wayne B. Clark

Public Member

October 21, 2025

PROJECT PLAN AMENDMENT

City of West Allis, Wisconsin



Tax Incremental District No. 7 Summit Place Business Park



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational JRB Meeting Held:	September 30 th , 2025
Public Hearing Held:	September 30 th , 2025
Consideration by CDA:	September 30 th , 2025
Consideration by City Council:	October 21 st , 2025
Consideration by the JRB:	November 10 th , 2025

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SECTION 1:

Executive Summary

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.

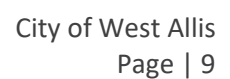
- The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic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

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

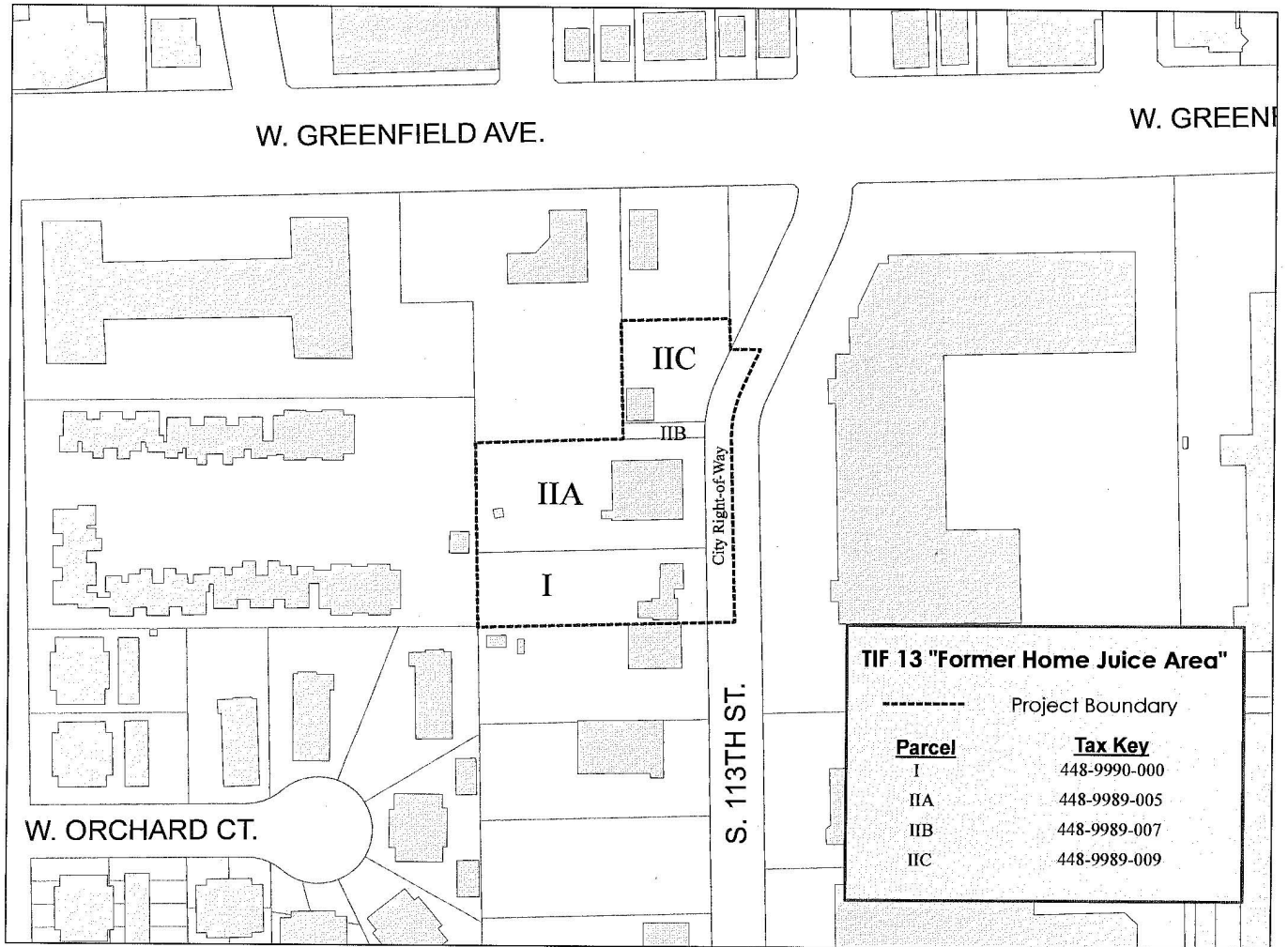
Tax Incremental District No. 7 Project Plan Amendment
Prepared by Ehlers



Tax Incremental District No. 6



Tax Incremental District No. 13



SECTION 3:

Map Showing Existing Uses and Conditions

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

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

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.

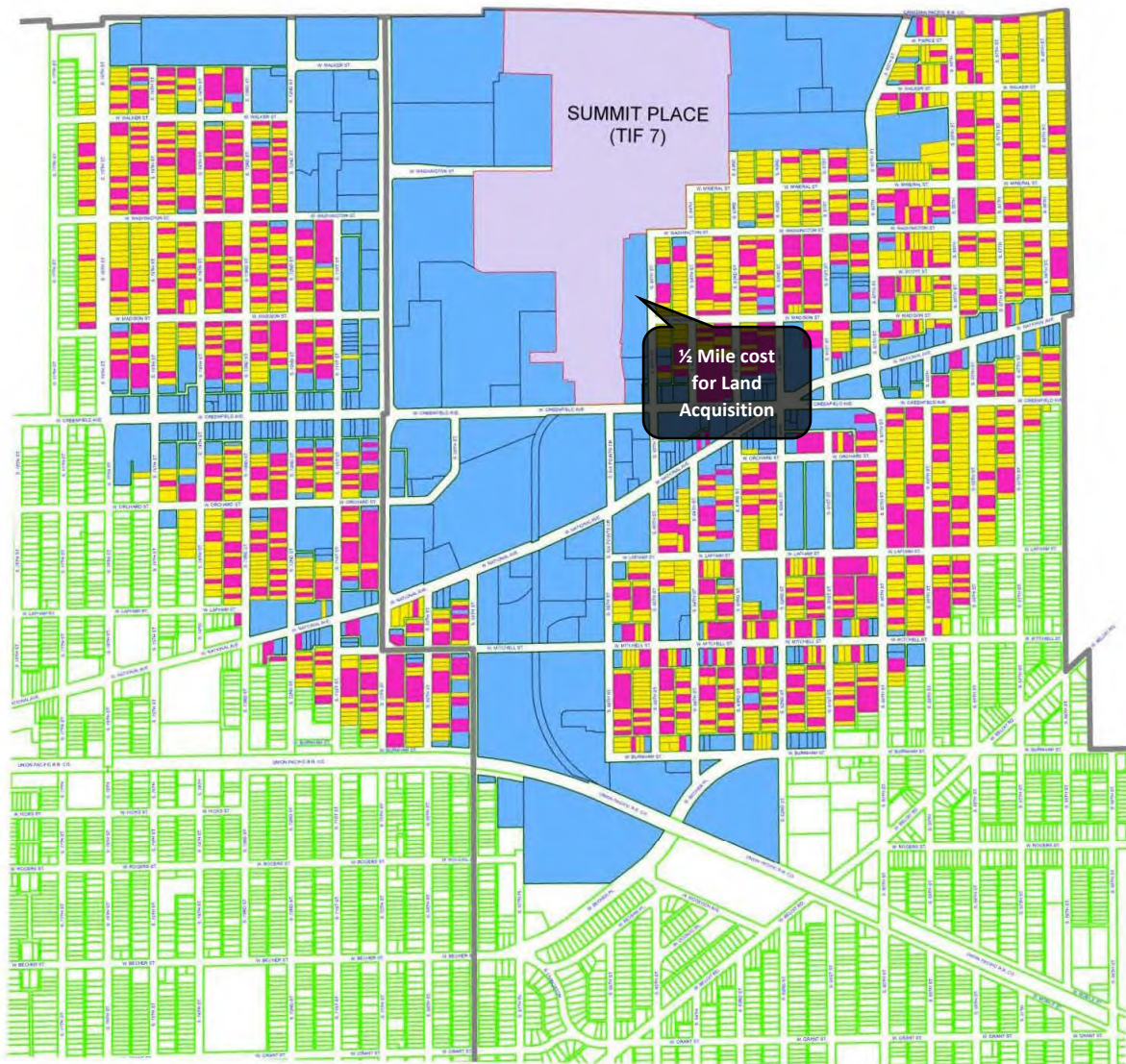
SECTION 6:

Map Showing Proposed Improvements and Uses

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

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

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 ¹	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
Totals								
	(2024-2031)	(16,121,400)		3,865,123			Future Value of Increment (2024-2031)	12,017,610

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 ¹	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
Totals (2024 - 2031)	12,017,610	16,348	4,766,945	7,808	16,808,710	2,600,000	14,000	880,000	1,500,000	24,088	5,018,088				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 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 ¹	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			Total Revenues	Projected Expenditures				Total Expenditures	Balances			Year
	Tax Increments	Intergov. Revenues	Transfers from TID No. 7		Taxable G.O. Ref Bonds Series 2016B \$1,570,000 Dated Date: 05/25/16 Principal Rate Interest		Ongoing Planning & Administration			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	
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	20,971	3,000	3,000	17,971	(214,090)		2026
2027	21,180	21,180	3,000	3,000	18,180	(195,909)		2027
2028	21,392	21,392	3,000	3,000	18,392	(177,517)		2028
2029	21,606	21,606	3,000	3,000	18,606	(158,911)		2029
2030	21,822	21,822	3,000	3,000	18,822	(140,089)		2030
2031	22,040	22,040	3,000	3,000	19,040	(121,049)		2031
2032	22,261	22,261	3,000	3,000	19,261	(101,788)		2032
2033	22,483	22,483	3,000	3,000	19,483	(82,305)		2033
2034	22,708	22,708	3,000	3,000	19,708	(62,596)		2034
2035	22,935	22,935	3,000	3,000	19,935	(42,661)		2035
2036	23,165	23,165	3,000	3,000	20,165	(22,496)		2036
2037	23,396	23,396	3,000	3,000	20,396	(2,100)		2037
2038	23,630	23,630	3,000	3,000	20,630	18,530		2038
Totals (2024 - 2038)	317,691	317,691	44,925	44,925				Totals (2024 - 2038)
Notes: PROJECTED CLOSURE YEAR LEGEND: END OF EXP. PERIOD								

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

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

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

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

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

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

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 15:

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



City Attorney's Office
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Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Nhu H. Arn
Anthony J. Garcia
Rebecca Monti
Principal Assistant City Attorneys
Allison C. Childs
Assistant City Attorney

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

Tax Incremental District No. 7 Project Plan Amendment
Prepared by Ehlers

City of West Allis
Page | 25

City of West Allis • 7525 West Greenfield Avenue • West Allis, WI 53214 • www.westalliswi.gov

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
Totals (2024-2031)	1,975,613	777,932	4,603,653	4,156,952	503,459	12,017,610	

October 21, 2025

PROJECT PLAN

City of West Allis, Wisconsin



Tax Incremental District No. 21

92nd and Greenfield



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational JRB Meeting Held:	September 30 th , 2025
Public Hearing Held:	September 30 th , 2025
Consideration by CDA:	September 30 th , 2025
Consideration by City Council:	October 21 st , 2025
Consideration by the JRB:	November 10 th , 2025

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 21 (the “District”) is a proposed Blighted Area District comprising approximately 5.67 acres located at 1405-1441 S 92nd Street. The District will consist of the former St. Aloysius Catholic Church which will be razed and redeveloped for multifamily residential uses with the construction of 147 new units (the “Project”) by F Street Group (the “Developer”). The existing structures were built between 1926 and 1964 and include a school, rectory, convent and gymnasium. The site has been vacant since 2021 and has become detrimental to the public health and safety of the surrounding area.



Google Street View of Existing Structure located at 1405 S 92nd Street



Google Street View of Existing Structures located at 1435-1441 S 92nd Street

In addition to the incremental property value that will be created, the City expects the Project will generate positive secondary impacts in the community such as the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

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 \$16.43 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$14.94 million in “pay as you go” development incentives, \$750,000 in contingent projects (as further detailed in Section 8), and \$745,000 in costs related to the creation and administration of the District over its life.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$31.79 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 26 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:

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 Project’s sources and uses, and cash flow proforma. The Project’s projected return on investment over 10 years without TIF assistance is 10.46% (project level) / 9.23% (investor). The Developer has requested that the City provide incentive payments on a pay as you go basis with an estimated present value of \$7,802,213. (Projected future value payments of \$14,938,609). Provision of the requested assistance would improve the Project’s return on investment to 16.17% (project level) / 13.31% (Investor). Projects of this type typically need to provide a return in the range of 18% to 20% and an un-trended return on cost of 7.00%+ to attract the necessary investment capital. Return thresholds are based on recent new construction projects which F-Street have closed.
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 that in addition to the incremental value expected to be created, the Project will result in the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.
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 a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight 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 none 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.

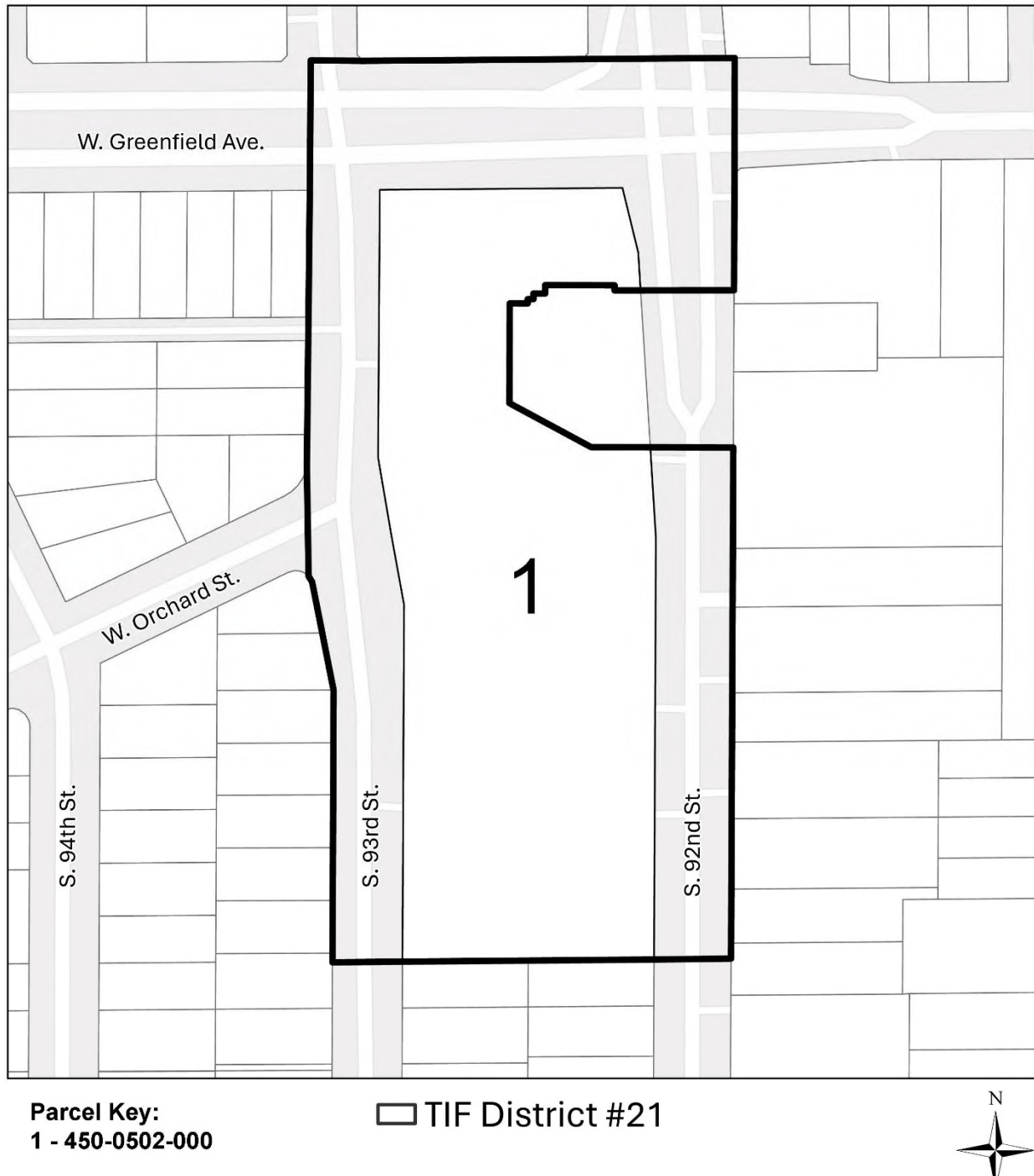
SECTION 2:

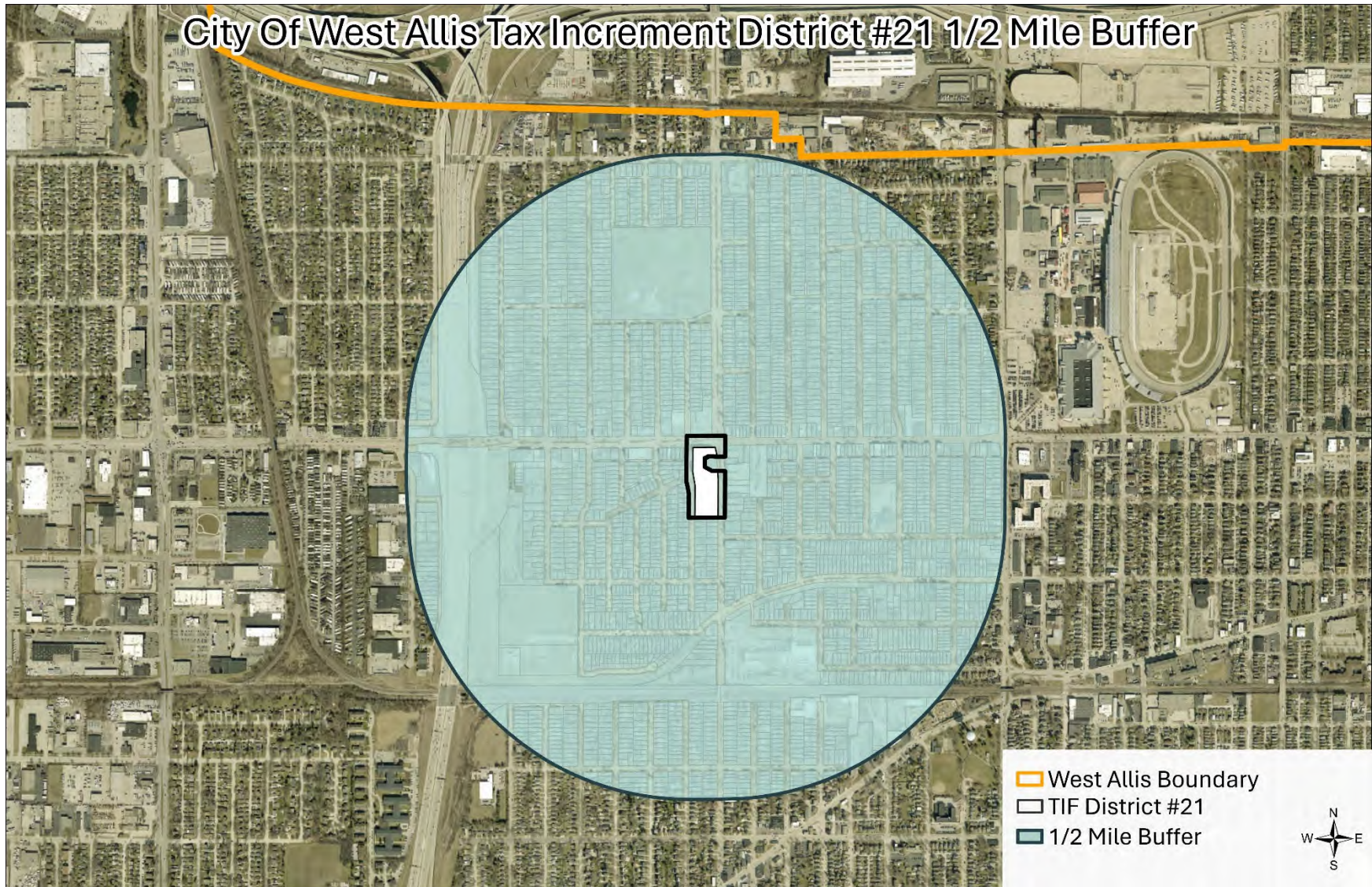
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

City of West Allis

Tax Increment District #21: Boundary Map



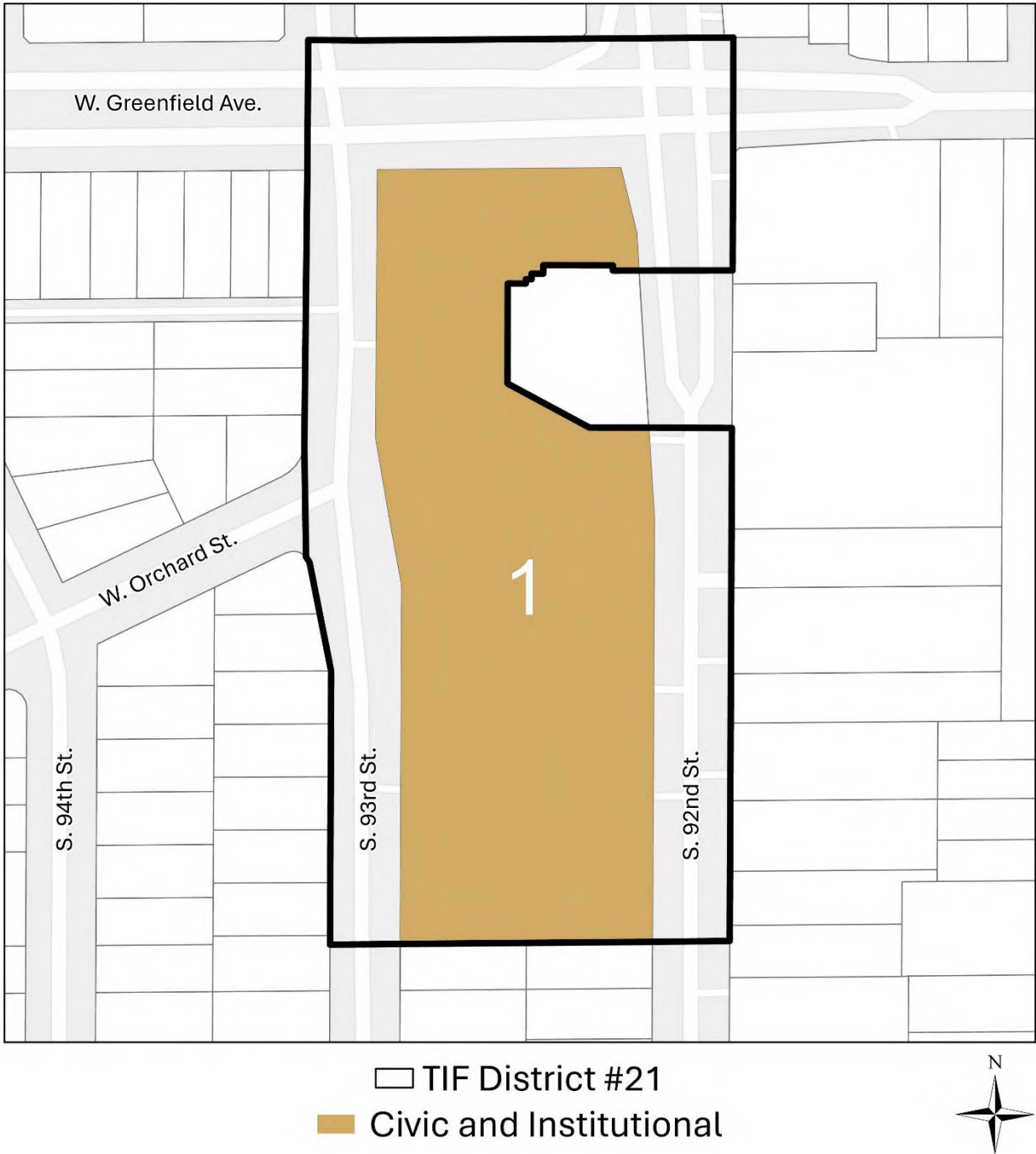


SECTION 3:

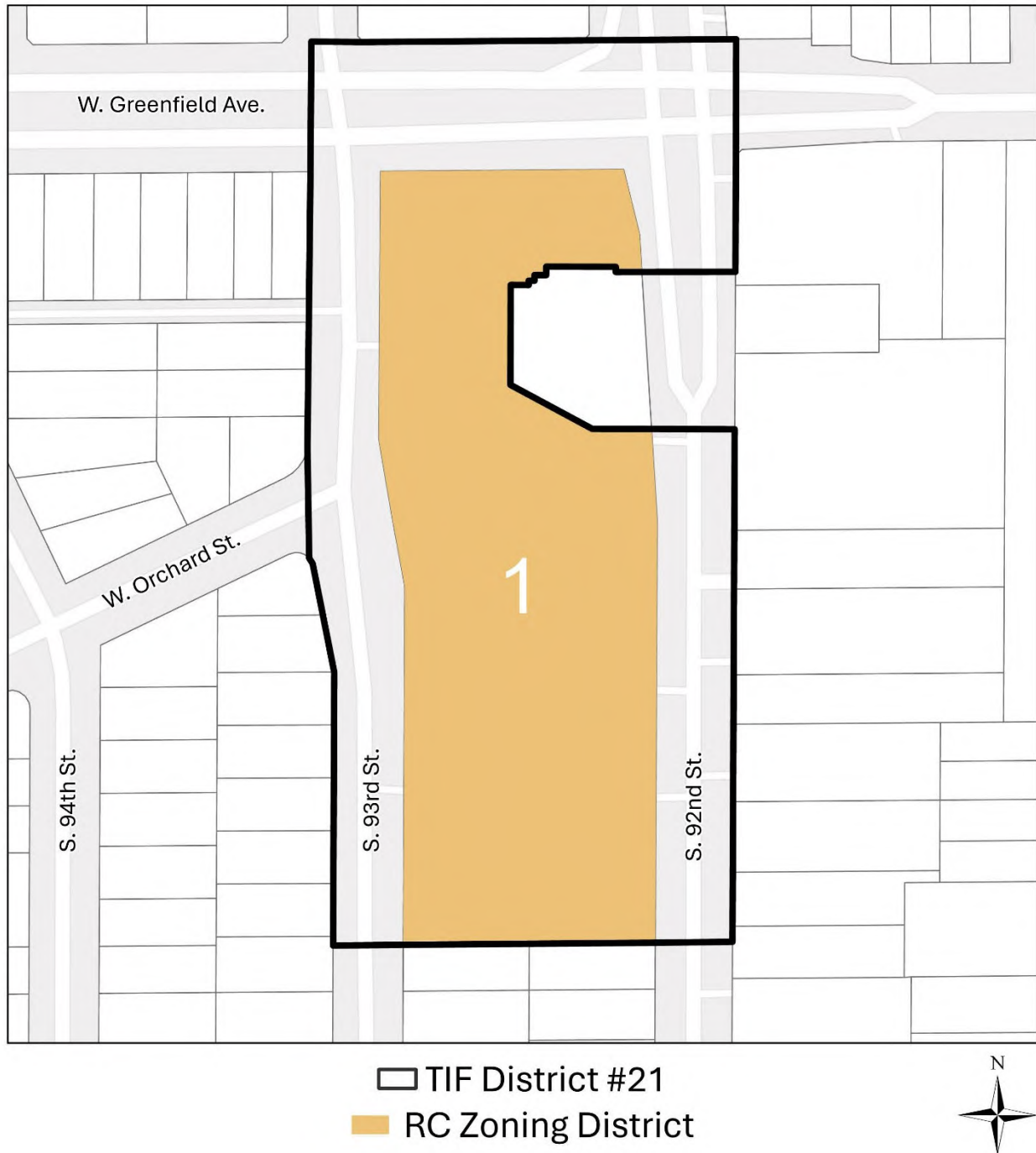
Map Showing Existing Uses and Conditions

Map Found on Following Page.

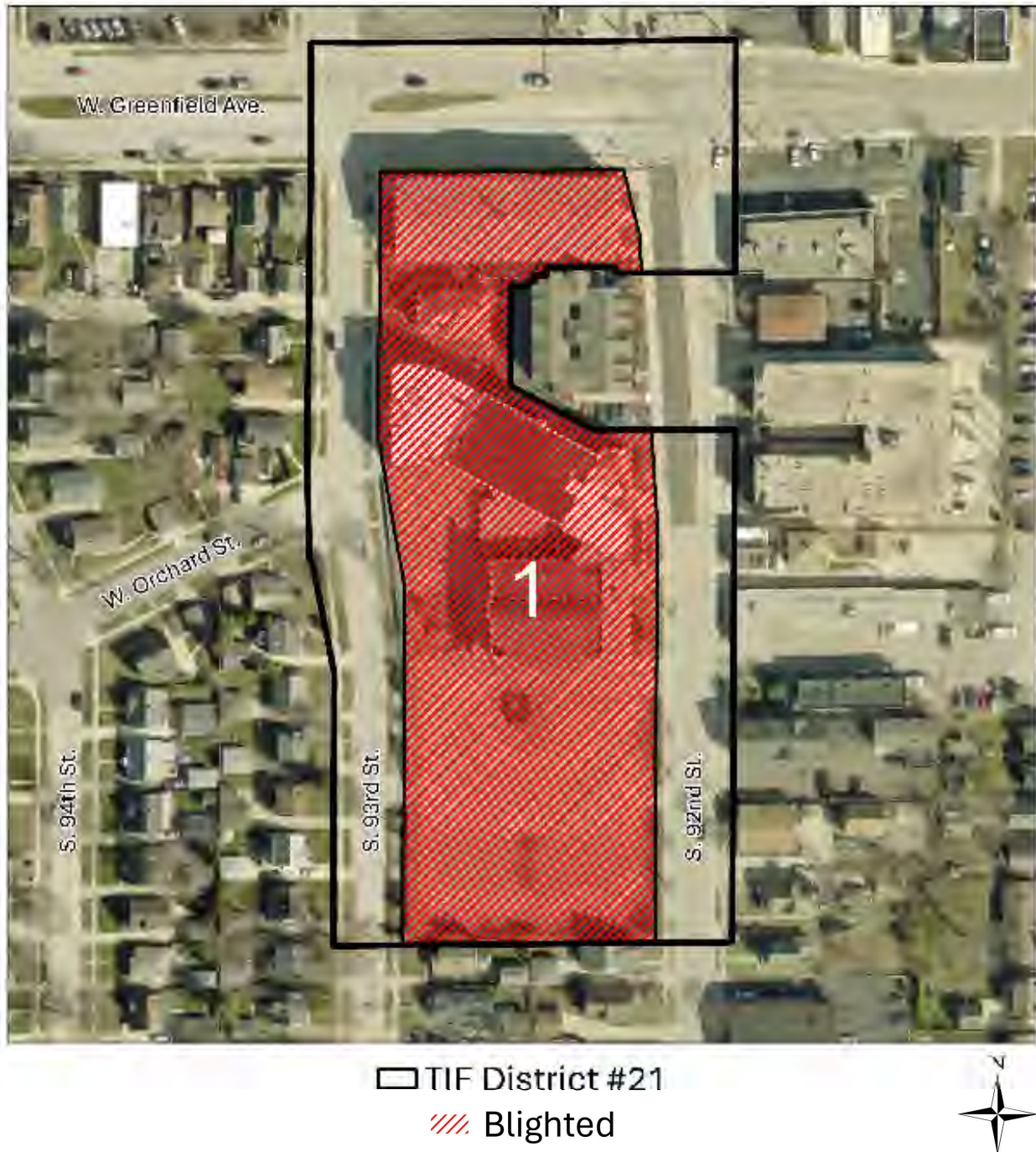
City of West Allis
Tax Increment District #21: Existing Land Use Map



City of West Allis Tax Increment District #21: Zoning



City of West Allis Tax Increment District #21: Existing Property Conditions



SECTION 4: Preliminary Parcel List and Analysis

Parcel Data

The District will consist of a single tax parcel and the surrounding right of way as further described in the following tables:

Map Reference Number	Parcel Number	Address	Owner	Total Acres	Acres	Blighted Condition
					Blighted	
N/A	ROW Areas			2.67		
1	450-0502-000	1405 S 92 ST	CDA of the City of West Allis	3.00	3.00	Condition 1
TOTALS				5.67	3.00	

Percentage of TID Area Designated as Blighted (at least 50%)

53%

Percentage of TID Area Not Designated as Blighted

47%

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
450-0502-000 ⁵	600,700	0	600,700	698,800	0	698,800
TOTALS	600,700	0	600,700	698,800	0	698,800

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 85.96%.

3) The parcel was acquired by the CDA within 1-year of District creation. Values shown represent the assessed value prior to City acquisition.

Blighted Area

The District will be designated as a blighted area. Under the definition of blighted area found at Wis. Stat. § 66.1105(2)(ae), one qualifying criteria is : “An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.”

Specific blighting conditions include:

- The structures located within the District were constructed between 1926 and 1964 and are functionally obsolete. As such, the structures will be demolished as part of the Project.
- The vacancy of the structures since 2021 is conducive to juvenile delinquency, or crime, and is detrimental to the public health and safety of the community.

A total of 3.00 acres, or 53% of the District area, is blighted, meeting the requirement that at least 50% of the area be blighted.

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.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	6,406,506,900
TID Valuation Limit @ 12% of Above Value	\$	768,780,828

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	698,800
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	355,701,300
Total Value Subject to 12% Valuation Limit	\$	356,400,100
Total Percentage of TID IN Equalized Value		5.56%
Residual Value Capacity of TID IN Equalized Value	\$	412,380,728

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$356,400,100. This value is less than the maximum of \$768,780,828 in equalized value that is permitted for the City. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

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.

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.

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:

Expenditure Type	Estimated Cost	Estimated Timing
Infrastructure Improvements at Public Space (i.e. art, benches, etc.)	\$125,000	Not later than 2047
Housing & Other Economic Development Incentives or Other Project Costs	\$250,000	Not later than 2047
Total	\$375,000	

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

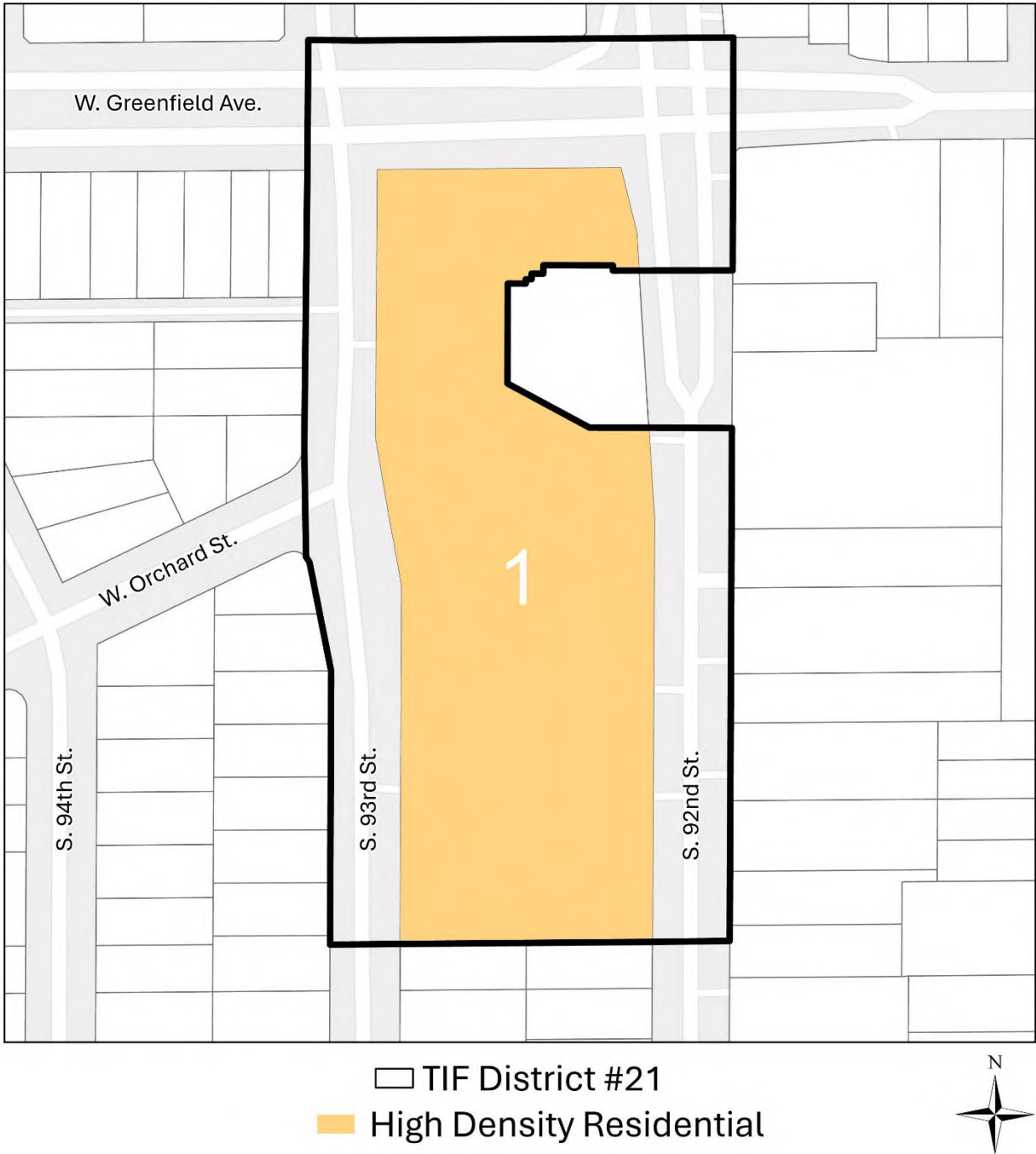
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

City of West Allis
Tax Increment District #21: Future Land Use Map



City of West Allis

Tax Increment District #21: Improvements



TIF District #21

1. Development Incentives
2. Administration and Professional Services
3. Infrastructure Improvements at Public Space (i.e. art, benches, etc.)
4. Street Improvements (Bump outs, crosswalks, paint)
5. Housing & Other Economic Development Incentives or Other Project Costs



City of West Allis Tax Increment District #21: Rendering



SECTION 8:

Detailed List of Estimated Project Costs

The list on the following page 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.

Project ID	Project Name/Type	Est. Cost			Totals	1/2 Mile	Est. Timing
		Priority	Contingent	Ongoing			
1	Development Incentives ¹	14,938,609			14,938,609		2028-2052
2	Administration and Professional Services			745,000	745,000		2026-2054
3	Infrastructure Improvements at Public Space (i.e. art, benches, etc.)		250,000		250,000	125,000	NLT 2047
4	Street Improvements (bumpouts, crosswalks, apint, etc.)		250,000		250,000		NLT 2047
5	Housing & Other Economic Development Incentives or Other Project Costs		250,000		250,000	250,000	NLT 2047
Total Projects		14,938,609	750,000	745,000	16,433,609	375,000	

Notes:

1) Projected development incentive payments have a present value of \$7,802,213 using a 5.5% discount rate.

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 \$31.79 million in incremental value by January 1, 2028. 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 \$19.11 per thousand of equalized value, and 0.34% economic appreciation, the Project would generate \$16.91 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year		Garden Units		Midrise Units ¹		Base Value	Annual Total	Construction Year
		Units	Total Value	Units	Total Value	Total Value		
Estimated Value per ²		\$221,000		\$221,000				
1	2026	42	9,282,000	52	11,492,000	(698,800)	20,075,200	2026 1
2	2027			53	11,713,000		11,713,000	2027 2
3	2028						0	2028 3
4	2029						0	2029 4
5	2030						0	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
21	2046						0	2046 21
22	2047						0	2047 22
23	2048						0	2048 23
24	2049						0	2049 24
25	2050						0	2050 25
26	2051						0	2051 26
27	2052						0	2052 27
Totals		42	9,282,000	105	23,205,000	(698,800)	31,788,200	

Notes:

1) Assumes the project is assessed at 50% for January 1, 2027.

2) Based on an assessed value of \$190,000/unit converted to Equalized Value using the preliminary 2025 assessment ratio of 85.96%.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	698,800
District Creation Date	October 21, 2025	Economic Change Factor	0.34%
Valuation Date	Jan 1, 2026	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$19.11
End of Expenditure Period	22 10/21/2047	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 2054		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction Year	Valuation Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	20,075,200	2027		20,075,200	2028	\$19.11	383,660
2	2027	11,713,000	2028	68,376	31,856,576	2029	\$19.11	608,815
3	2028	0	2029	108,503	31,965,078	2030	\$19.11	610,889
4	2029	0	2030	108,872	32,073,950	2031	\$19.11	612,970
5	2030	0	2031	109,243	32,183,193	2032	\$19.11	615,058
6	2031	0	2032	109,615	32,292,808	2033	\$19.11	617,152
7	2032	0	2033	109,988	32,402,797	2034	\$19.11	619,254
8	2033	0	2034	110,363	32,513,160	2035	\$19.11	621,364
9	2034	0	2035	110,739	32,623,899	2036	\$19.11	623,480
10	2035	0	2036	111,116	32,735,015	2037	\$19.11	625,603
11	2036	0	2037	111,495	32,846,509	2038	\$19.11	627,734
12	2037	0	2038	111,874	32,958,384	2039	\$19.11	629,872
13	2038	0	2039	112,255	33,070,639	2040	\$19.11	632,018
14	2039	0	2040	112,638	33,183,277	2041	\$19.11	634,170
15	2040	0	2041	113,021	33,296,298	2042	\$19.11	636,330
16	2041	0	2042	113,406	33,409,704	2043	\$19.11	638,498
17	2042	0	2043	113,793	33,523,497	2044	\$19.11	640,672
18	2043	0	2044	114,180	33,637,677	2045	\$19.11	642,854
19	2044	0	2045	114,569	33,752,246	2046	\$19.11	645,044
20	2045	0	2046	114,959	33,867,205	2047	\$19.11	647,241
21	2046	0	2047	115,351	33,982,556	2048	\$19.11	649,445
22	2047	0	2048	115,744	34,098,300	2049	\$19.11	651,657
23	2048	0	2049	116,138	34,214,438	2050	\$19.11	653,877
24	2049	0	2050	116,533	34,330,971	2051	\$19.11	656,104
25	2050	0	2051	116,930	34,447,901	2052	\$19.11	658,339
26	2051	0	2052	117,329	34,565,230	2053	\$19.11	660,581
27	2052	0	2053	117,728	34,682,958	2054	\$19.11	662,831
Totals		31,788,200		2,894,758		Future Value of Increment		16,905,513

Notes:

1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's Project Costs will primarily consist of a "pay as you go" development incentive, and administrative and professional services costs associated with the creation and administration of the District over its term.

The Developer has requested incentive payments to assist with securing a \$26.67 million construction loan. The present value of the request is \$7.80 million with an estimated future value of \$14.94 million assuming a 5.50% discount rate. The Project has a total estimated cost of \$38.1 million.

Initially, and prior to tax increment being generated, the City will advance cash to the District to pay for the cost of its creation and administration. Amounts advanced will be repaid and deducted from the first incentive payment which is expected to be paid in 2028. In each year thereafter, the City's administrative and professional service costs will be paid from the tax increment collection, with the balance of tax increment then going to the incentive payment.

If the District's financial performance exceeds the projections included in this Plan, the City may elect to utilize remaining District revenue to pay the cost of projects included in the continent project list included in Section 8 of this Plan, provided those costs are incurred prior to the end of the District's expenditure period.

Based on the cash flow exhibit (Table 3), it is expected that the District will recover the planned Project Costs in 26 of its allowable 27 years. 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 3 - Cash Flow

Year	Projected Revenues		Projected Expenditures						Balances			Year	
	Tax Increments	Total Revenues	MRO #1 - F Street				Ongoing Planning & Administration	Total Expenditures	Liabilities				
			MRO Prin. Int. Rate	7,802,213 5.50%	MRO % 100%								
			Dated	10/01/27	Less City Admin	Payment							
			Start Bal.	Accured Int.	Pymt (10/1)	End Bal.				Annual	Cumulative	Outstanding	
2026		0						45,000	45,000	(45,000)	(45,000)	7,802,213	2026
2027		0	7,802,213		0	7,802,213	0	25,000	25,000	(25,000)	(70,000)	7,802,213	2027
2028	383,660	383,660	7,802,213	429,122	(288,660)	7,942,675	288,660	25,000	313,660	70,000	0	7,942,675	2028
2029	608,815	608,815	7,942,675	436,847	(583,815)	7,795,706	583,815	25,000	608,815	0	0	7,795,706	2029
2030	610,889	610,889	7,795,706	428,764	(585,889)	7,638,581	585,889	25,000	610,889	0	0	7,638,581	2030
2031	612,970	612,970	7,638,581	420,122	(587,970)	7,470,733	587,970	25,000	612,970	0	0	7,470,733	2031
2032	615,058	615,058	7,470,733	410,890	(590,058)	7,291,566	590,058	25,000	615,058	0	0	7,291,566	2032
2033	617,152	617,152	7,291,566	401,036	(592,152)	7,100,450	592,152	25,000	617,152	0	0	7,100,450	2033
2034	619,254	619,254	7,100,450	390,525	(594,254)	6,896,720	594,254	25,000	619,254	0	0	6,896,720	2034
2035	621,364	621,364	6,896,720	379,320	(596,364)	6,679,676	596,364	25,000	621,364	0	0	6,679,676	2035
2036	623,480	623,480	6,679,676	367,382	(598,480)	6,448,579	598,480	25,000	623,480	0	0	6,448,579	2036
2037	625,603	625,603	6,448,579	354,672	(600,603)	6,202,647	600,603	25,000	625,603	0	0	6,202,647	2037
2038	627,734	627,734	6,202,647	341,146	(602,734)	5,941,058	602,734	25,000	627,734	0	0	5,941,058	2038
2039	629,872	629,872	5,941,058	326,758	(604,872)	5,662,944	604,872	25,000	629,872	0	0	5,662,944	2039
2040	632,018	632,018	5,662,944	311,462	(607,018)	5,367,389	607,018	25,000	632,018	0	0	5,367,389	2040
2041	634,170	634,170	5,367,389	295,206	(609,170)	5,053,425	609,170	25,000	634,170	0	0	5,053,425	2041
2042	636,330	636,330	5,053,425	277,938	(611,330)	4,720,033	611,330	25,000	636,330	0	0	4,720,033	2042
2043	638,498	638,498	4,720,033	259,602	(613,498)	4,366,137	613,498	25,000	638,498	0	0	4,366,137	2043
2044	640,672	640,672	4,366,137	240,138	(615,672)	3,990,602	615,672	25,000	640,672	0	0	3,990,602	2044
2045	642,854	642,854	3,990,602	219,483	(617,854)	3,592,231	617,854	25,000	642,854	0	0	3,592,231	2045
2046	645,044	645,044	3,592,231	197,573	(620,044)	3,169,760	620,044	25,000	645,044	0	0	3,169,760	2046
2047	647,241	647,241	3,169,760	174,337	(622,241)	2,721,856	622,241	25,000	647,241	0	0	2,721,856	2047
2048	649,445	649,445	2,721,856	149,702	(624,445)	2,247,113	624,445	25,000	649,445	0	0	2,247,113	2048
2049	651,657	651,657	2,247,113	123,591	(626,657)	1,744,046	626,657	25,000	651,657	0	0	1,744,046	2049
2050	653,877	653,877	1,744,046	95,923	(628,877)	1,211,092	628,877	25,000	653,877	0	0	1,211,092	2050
2051	656,104	656,104	1,211,092	66,610	(631,104)	646,598	631,104	25,000	656,104	0	0	646,598	2051
2052	658,339	658,339	646,598	35,563	(633,339)	48,822	633,339	25,000	658,339	0	0	48,822	2052
2053	660,581	660,581	48,822	2,685	(51,508)	0	51,508	25,000	76,508	584,073	584,073		2053
2054	662,831	662,831						25,000	25,000	637,831	1,221,904		2054
Totals	16,905,513	16,905,513					14,938,609	745,000	15,683,609				Totals

Notes:

NPV - 5.50%7,802,213

PROJECTED CLOSURE YEAR

LEGEND:
-----, 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 none 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 high density residential.

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 eliminating a blighted area through providing appropriate financial incentives for a private development project. 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 the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

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)



City Attorney's Office
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Kail Decker
City Attorney
Nhu H. Arn
Anthony J. Garcia
Rebecca Monti
Principal Assistant City Attorneys
Allison C. Childs
Assistant City Attorney

October 1, 2025

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

RE: Project Plan for Tax Incremental District No. 21

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 for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of West Allis Tax Incremental District No. 21 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,


Kail Decker
City Attorney

Tax Incremental District No. 21 Project Plan
Prepared by Ehlers

City of West Allis
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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. 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
2028	63,071	24,835	146,971	132,710	16,073	383,660	2028
2029	100,085	39,410	233,222	210,592	25,505	608,815	2029
2030	100,426	39,544	234,017	211,310	25,592	610,889	2030
2031	100,768	39,679	234,814	212,029	25,679	612,970	2031
2032	101,111	39,814	235,614	212,752	25,767	615,058	2032
2033	101,456	39,950	236,416	213,476	25,855	617,152	2033
2034	101,801	40,086	237,221	214,203	25,943	619,254	2034
2035	102,148	40,223	238,029	214,933	26,031	621,364	2035
2036	102,496	40,360	238,840	215,665	26,120	623,480	2036
2037	102,845	40,497	239,653	216,399	26,209	625,603	2037
2038	103,195	40,635	240,470	217,136	26,298	627,734	2038
2039	103,547	40,773	241,289	217,876	26,388	629,872	2039
2040	103,899	40,912	242,111	218,618	26,477	632,018	2040
2041	104,253	41,052	242,935	219,363	26,568	634,170	2041
2042	104,608	41,191	243,763	220,110	26,658	636,330	2042
2043	104,965	41,332	244,593	220,860	26,749	638,498	2043
2044	105,322	41,472	245,426	221,612	26,840	640,672	2044
2045	105,681	41,614	246,262	222,367	26,931	642,854	2045
2046	106,041	41,755	247,101	223,124	27,023	645,044	2046
2047	106,402	41,898	247,942	223,884	27,115	647,241	2047
2048	106,764	42,040	248,787	224,646	27,208	649,445	2048
2049	107,128	42,184	249,634	225,412	27,300	651,657	2049
2050	107,493	42,327	250,484	226,179	27,393	653,877	2050
2051	107,859	42,471	251,337	226,950	27,486	656,104	2051
2052	108,226	42,616	252,193	227,723	27,580	658,339	2052
2053	108,595	42,761	253,052	228,498	27,674	660,581	2053
2054	108,965	42,907	253,914	229,277	27,768	662,831	2054
Totals	2,779,152	1,094,339	6,476,089	5,847,703	708,230	16,905,513	



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, September 30, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

TAX INCREMENTAL DISTRICT NO. 7 AND TAX INCREMENTAL DISTRICT NO. 21 AND REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 7 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark

Others Attending

Ald. Haass, Ald. Roadt
John Pechan, Broadway Partners
Harry Allen, Senior Municipal Advisor; Ehlers Public Finance Advisors

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Jason Kaczmarek, Finance Director/Comptroller

C. APPROVAL OF MINUTES

1. [25-0375](#) September 9, 2025 (draft minutes)

Attachments: [September 9, 2025 \(draft minutes\)](#)

Clark moved to approve this matter, Ald. Weigel seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0351](#) Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 7.

Attachments: [Legal Notice of Hearing and JRB](#)
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

Mr. Schloss presented an overview of this project. Discussion ensued with questioned being answered by staff.

Chair Matter inquired and received no additional comments from the public.

This matter was Discussed.

3. [25-0352](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.

Attachments: [Legal Notice of Hearing](#)
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

Mr. Schloss presented an overview of this project. Discussion ensued with questioned being answered by staff.

Chair Matter inquired and received no additional comments from the public.

This matter was Discussed.

4. [25-0353](#) Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 7.

Attachments: [DRAFT West Allis TID 7 Project Plan Amendment 09.10.25](#)
[CDA Res. No. 1508 -TID 7 \(9-30-25\)](#)
[CDA Res. No. 1508 - TID 7 \(9-30-25\) signed](#)

Clark moved to approve this matter, Ald. Weigel seconded, motion carried by the following vote:

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

5. [25-0355](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.

Attachments: [DRAFT West Allis TID 21 Project Plan 09.10.25](#)
[CDA Res. No. 1509 - TID 21 \(9-30-25\)](#)
[CDA Res. No. 1509 - TID 21 \(9-30-25\) signed](#)

Clark moved to approve this matter, Ald. Kuehn seconded, motion carried by the following vote:

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

6. [25-0383](#) Discussion regarding progress at 6771 W. National Ave.

This matter was Discussed in Closed Session.

7. [25-0384](#) Resolution approving a temporary storage agreement with Ope! Brewing Company for the use of a portion of the property located at 6771 W. National Ave.

Attachments: [CDA Res. No. 1510 - Temporary Storage Agreement - Ope! Brewing Co. \(9-30-25\)](#)
[CDA Res. No. 1510 - Temporary Storage Agreement - Ope! Brewing Co. \(9-30-25\) signed](#)
[Temporary Storage Agreement 9-30-25](#)

Clark moved to approve this matter, Ald. Weigel seconded, motion carried by the following vote:

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

8. [25-0385](#) Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts.

Attachments: [TID Report 2025](#)

Shaun Mueller presented the annual update. Discussion ensued with questions being answered by staff.

This matter was Discussed.

At 6:55 p.m., a motion was made by Ald. Kuehn, seconded by Clark to go into closed session to discuss items #2-7 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 6:56 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Clark, seconded by Badger to adjourn at 7:08 p.m.



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NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, October 14, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 5 - Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark

Excused 2 - Gerald C. Matter, Michael Suter

Others Attending

Ald. Haass

Staff

Patrick Schloss, Economic Development, Executive Director

Steve Schaer, Director of Planning and Zoning

Carson Coffield, Economic Development Specialist

Jason Kaczmarek, Finance Director/Comptroller

C. APPROVAL OF MINUTES

1. [25-0399](#) September 30, 2025 (draft minutes)

Attachments: [September 30, 2025 \(draft minutes\)](#)

Ald. Weigel moved to approve this matter, Badger seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0376](#) Public Hearing seeking public comment and consideration of proposed changes to the CDA's Annual Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [Affidavit of Publication](#)
[Notice of Public Hearing](#)

Vice-chair Wayne Clark opened the Public Hearing.

Steve Schaer presented on this matter, reviewed the goals and an overview of the program.

This matter was Discussed.

3. [25-0377](#) Resolution to approve amendment to the CDA's Annual Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [CDA Res No. 1511 -2026 Annual HCV plan - Section 8 HCV \(10-14-25\)](#)
[CDA Res.No. 1511 -2026 Annual HCV plan - Section 8 HCV \(10-14-25\) signed](#)
[Exhibit A - 10.08.25 Updated 2026 Annual Plan](#)
[Exhibit B - 10.08.25 Updated Certification by State Official](#)
[Exhibit C - Civil Rights Certification_50077-ST-HCV-HP](#)

Ald. Kuehn moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 5 - Kuehn, Weigel, Badger, Medley, Clark

No: 0

4. [25-0410](#) Discussion regarding the status of the Purchase and Sale and Development Agreement for the former St. Aloysius property located at 1405 S. 92 St.

Patrick Schloss presented an overview of this matter and shared there is improved changes to the exterior material on the building.

This matter was Discussed in both Open and Closed Session.

5. [25-0411](#) Discussion regarding the property located at 9220 W. Greenfield Ave.

Patrick Schloss presented the status and history of the property.

This matter was Discussed in both Open and Closed Session.

6. [25-0412](#) Discussion regarding the status of the former Motor Castings properties located within the S. 65 St. and W. Washington St. Corridor.

Patrick Schloss presented, reviewing the status of the property and environmental testing taking place.

This matter was Discussed in both Open and Closed Session.

7. [25-0413](#) Discussion regarding request for proposed borings within CDA owned parking lot located at 6545 W. Washington St.

Patrick Schloss presented.

This matter was Discussed in both Open and Closed Session.

8. [25-0414](#) Discussion regarding the 81st and W. National Ave. Corridor.

This matter was Discussed in both Open and Closed Session.

9. [25-0012](#) Consideration relative to Report on Redevelopment Initiatives:
- a. 84th & Greenfield/TIF Number Eleven
 - b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - c. The Market/TIF Number Fifteen
 - d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
 - e. S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor /TIF Number Seventeen
 - f. Chr. Hansen Expansion/TIF Number Eighteen
 - g. 86th and National/TIF Number Nineteen
 - h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
 - i. Hwy. 100 Corridor
 - j. Beloit Road Senior Housing Complex
 - k. W. National Ave. Corridor
 - l. Motor Castings Site – 1323 S. 65 St.
 - m. 116th & Morgan Ave.

At 6:25 p.m., a motion was made by Ald. Weigel, seconded by Badger to go into closed session to discuss items 4-8 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 6:58 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Ald. Kuehn to adjourn at 6:58 p.m.



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**JOINT REVIEW BOARD
RESOLUTION APPROVING AN AMENDED PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 7,
CITY OF WEST ALLIS**

WHEREAS, the City of West Allis (the “City”) seeks to amend the Project Plan for Tax Incremental District No. 7 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the “JRB”) convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the CDA, and the resolution passed by the City Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the City Council approving an amendment to the District's Project Plan.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for the amendment to the District's Project Plan, that 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, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this ____ day of _____, 2025.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of ____ ayes to ____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 21,
CITY OF WEST ALLIS**

WHEREAS, the City of West Allis (the “City”) seeks to create Tax Incremental District No. 21 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the “JRB”) convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the CDA, and the resolution passed by the City Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the City Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

BE IT FURTHER RESOLVED that the JRB, as required by Wisconsin Statutes Section 66.1105(4m)(b)2m. has determined that the expected year of termination for purposes of Wisconsin Statutes Section 66.0602(3)(dq)1.b. is 2054, with final collection of tax increment to be the 2053 levy for the 2054 budget year.

Passed and adopted this ____ day of _____, 2025.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of ____ ayes to ____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature