



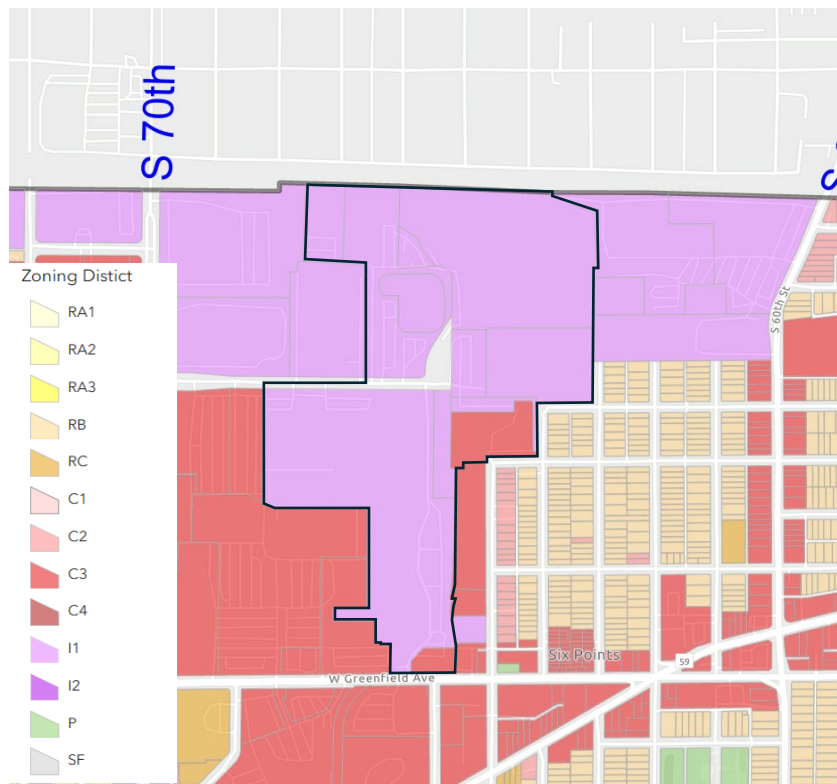
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

9. Tax incremental District project area 7 (Summit Place Business Park) and alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Zoning and Land Use Conformance

Plan Commission's role with this item is to determine if the project is in conformity with the general plan (Comprehensive Plan) of the City. Staff has also provided a more detailed summary of history and purpose of the Tax incremental Project for reference. 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. The TID district is intended to be closed.

- Plan Commission's role is to determine if the Tax Incremental project area has been redeveloped in a manner in conformance with the Comp Plan.

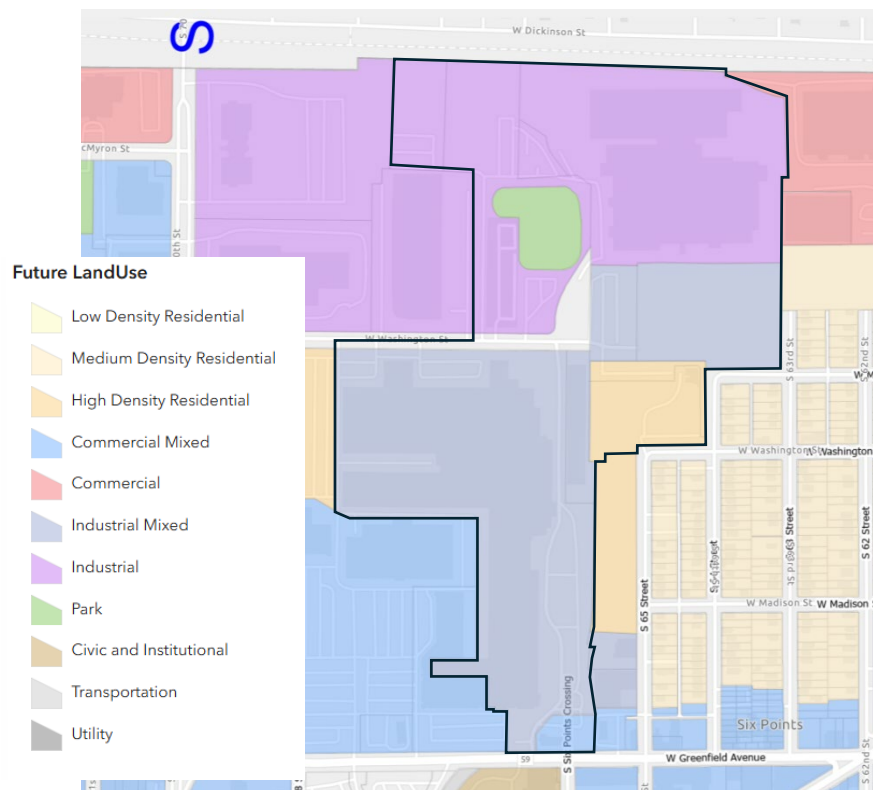


- **Zoning Ordinances** - The proposed Plan is in general conformance with the City's current zoning ordinances. The properties within TID project area 7 are zoned [I-1, Industrial](#) and [C-3, Commercial](#) which permits a wide variety of existing uses in the project area. Light Industrial is permitted as a limited use in the I-1 district. Commercial Light Industrial Flex, Restaurants, and Group Child Care Centers are permitted by Conditional Use in the I-1 & C-3 districts. Neighborhood Services are a permitted use in the I-1 & C-3 districts.

No changes to zoning ordinances will be required to implement the Plan.

- Master (Comprehensive) Plan and Map** - The proposed Plan is in general conformance with the City's Comprehensive Plan identifying specific parcels within the area as appropriate for Industrial, Industrial Mixed, Commercial Mixed, and/or High-Density Residential development. These land use categories are considered valuable existing land uses in the community. Thus, the use categories are included in the 2045 land use plan. Industrial is defined as typical industrial development. Industrial Mixed is defined as small scale and/or lower intensity industrial uses integrated into the urban fabric, may be mixed with commercial development. Commercial Mixed is defined as urban, walking-oriented commercial development that may be mixed with residential uses. High Density Residential is defined as a dense multifamily residential development.

The existing land uses for each parcel are allowed land uses within their respective use classifications and are consistent with their specific zoning districts.



- Building Codes and Ordinances** - Development within the District was and 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.

TID 7 Overview

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 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 TID 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:
 - a. The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
 - b. 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.
 - c. 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.

Recommendation: Approval of the TID 7 Plan as it is aligned with the 2045 Comprehensive Plan. Over the history of this tax incremental district, the TID amendments, land use and zoning ordinance amendments have been adopted with redevelopment and removal of blighting influences to a higher and better use as the primary goal.