

**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

