



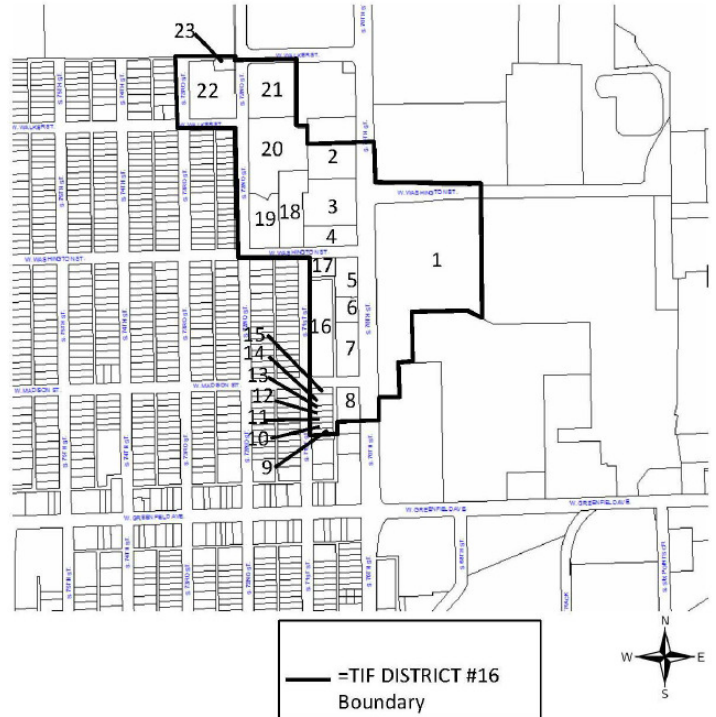
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 27, 2018
6:00 pm
City Hall – Room 128– 7525 W. GREENFIELD AVE.

12. Review of proposed Project Plan for Tax Incremental District (TID) Number 16, City of West Allis, Wisconsin (S. 70th and Washington Street Corporate Office Corridor Plan), as to conformance with the General Plan of the City.

Tax Increment District # 16 Parcel Number Map

Plan Commission's role in this item is to make a determination that the Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City. The City intends that TIF will be used to assure that private development occurs within the District consistent with the City's development and redevelopment objectives. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote development and redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City.

Some background into the TID is offered below. West Allis is initiating a major revitalization of the former heavy industrial former Allis-Charmer office & industrial complex to evolve into a pedestrian friendly, free parking, and high-end office complex within the S. 70th Street Corridor.





On the West – a taxable Office Building

On the East – a Home2 Suites by Hilton Hotels and Vacant Buildable Land



In Phase 1 Cobalt Partners is proposing, on the West side of S. 70th Street, to acquire two office buildings consisting of 155,600 SF and make substantial interior and exterior improvements to the buildings. The property is currently owned by the West Allis-West Milwaukee School District. This acquisition would be comprised of primarily two buildings located at 1135 and 1205 S. 70th St. and related parking. The project will also involve less than one acre of McKinley Park (South of the Field House) to be converted to surface parking. The project will also work with Milwaukee Area Technical College (MATC) to assemble some property that may be positioned for future redevelopment.

On the East side of S. 70th Street, also as part of Phase 1, the developer is proposing to acquire another former Allis Chalmers office building (currently owned by BGK Properties Inc.) located at 1126 S. 70th St. with a plan to relocate about 60,000 ft.² of the existing tenants to the 1205 S. 70th St. building. Their plan is to demolish the 469,300 ft.² building, construct a 105-room reputable flag hotel at the intersection of S. 70th St. and

June 26, 2018 **DRAFT**
 Project Plan for the Creation of Tax Incremental District No. 16 (S. 70th and Washington Street Corporate Office Corridor Plan)



Organizational Joint Review Board Meeting Held:	June 12, 2018
Public Hearing Held:	June 12, 2018
Consideration for Approval by Community Development Authority:	June 12, 2018
Consideration for Adoption by Common Council:	Scheduled for: June 26, 2018
Consideration for Approval by the Joint Review Board:	Tentatively Scheduled for: July 31, 2018

Washington Street. The proposal includes constructing a public street and a high amenity park.

The plan for Phase 2 is to develop in excess of 400,000 ft.² of office and taxable educational facilities including related surface parking and parking structures.

Overall, the two Phases, through the assistance of TIF will provide a return on public investment by generating \$80,500,600 in new development which would yield about \$62,648,000 of new incremental taxes over the life of the district. The current area is assessed at \$3,142,700. The area is prime for development with a portion of the district being located in a federal "Economic Opportunity Zone" that will attract future investment by developers looking for a federal tax benefit.

Recommendation: Common Council approval of the proposed Project Plan for Tax Incremental District (TID) Number 16, City of West Allis, Wisconsin (S. 70th and Washington Street Corporate Office Corridor Plan), as to conformance with the General Plan of the City.