



October 17, 2023

WI Department of Revenue - Tax Incremental Financing - State & Local Finance Division

RE: City of West Allis Wisconsin Tax Incremental District No. 19 Creation

On behalf of the City of West Allis, enclosed are the following documents necessary to complete the base value determination:

* DOR Legal Requirements Form (See Separate Attachment)	* Affidavit of publication for JRB meeting
* DOR Base Value Workbook (See Separate Attachment)	* Joint Review Board Resolution
* Letter(s) to overlapping taxing entities notifying of the organizational JRB meeting & public hearing	* Joint Review Board Approval Meeting Minutes
* Affidavit of publication for public hearing & JRB meeting	* Legal Metes & Bounds boundary description
* Minutes from JRB Organizational Meeting	* Map identifying District boundary, as well as parcel boundaries and parcel numbers within boundary (See Separate Attachment)
* Community Development Authority Resolution	* Final Project Plan document (See Separate Attachment)
* Common Council Resolution	* Copy of 60 day notice to DOR & DOR filing E-mail(s) (See Separate Attachment)
* Letter(s) to JRB Members confirming the meeting to consider approval	* Letter(s) to blighted - rehab property owner(s)

Should you have any questions regarding the district, please contact our office directly.

Sincerely,

EHLERS

Todd Taves
Senior Municipal Advisor - Managing Director

- cc: Patrick Schloss, Economic Development Director
- Gale Jender, Economic Development Administrative Support Specialist
- Jason Kaczmarek, **Finance Director**
- Shaun Mueller, Development Project Manager
- Carson Coffield, Economic Development Specialist
- Rebecca Grill, City Clerk
- Mayor Dan Devine Dave Ferris, Senior Municipal Advisor, Ehlers
- Harry Allen, Associate Municipal Advisor, Ehlers
- Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
- Annie Mallon, Senior Public Finance Analyst, Ehlers

May 8, 2023



David Crowley, County Executive
Celia Benton, Economic Development
Project Manager & Interim Director
Milwaukee County

Mayor Dan Devine, JRB City Member

Wayne Clark, Public Member

Vicki J. Martin, President
Richard Busalacchi, Interim Executive
Director, Regional Campuses
Milwaukee Area Technical College District

Marty Lexmond, Superintendent
Aaron Norris, Director of Finance &
Operations
c/o School Board President
West Allis - West Milwaukee School District

RE: City of West Allis Tax Incremental District No. 19

A meeting to organize a Joint Review Board (“JRB”) for the City’s proposed creation of Tax Incremental District No. 19 (“District”) will be held at 4:00 p.m. on May 24, 2023 at the West Allis City Hall, Art Gallery, located at 7525 W. Greenfield Avenue. At this meeting, the JRB will be asked to appoint a chair and public member, and to set an additional meeting date or dates. City staff will also review the draft Project Plan.

As a quorum must be achieved for the City to proceed, we would ask that you ensure the availability of your appointee to attend.

We’ve attached the following documents that will also be sent to you by e-mail & mail:

- The draft meeting agenda.
- A copy of the legal notice published for the JRB meeting and public hearing.

A draft Project Plan will be e-mailed to you today.

At a subsequent meeting the JRB will be asked to approve the resolution to be adopted by the City creating the District. In considering approval, the JRB will review the public record, planning documents and the resolutions adopted by the City’s Community Development Authority and Common Council. Its decision, by majority vote, must be made within 45 days of receipt of the adopted Common Council resolution and is to be based on the following criteria specified in Wis. Stat. § 66.1105(4m)(c)1.:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing - the "But-For" test.
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.

If the JRB does not approve creation of the District it must issue a written explanation describing why it fails to meet one or more of these criteria.

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

Sincerely,



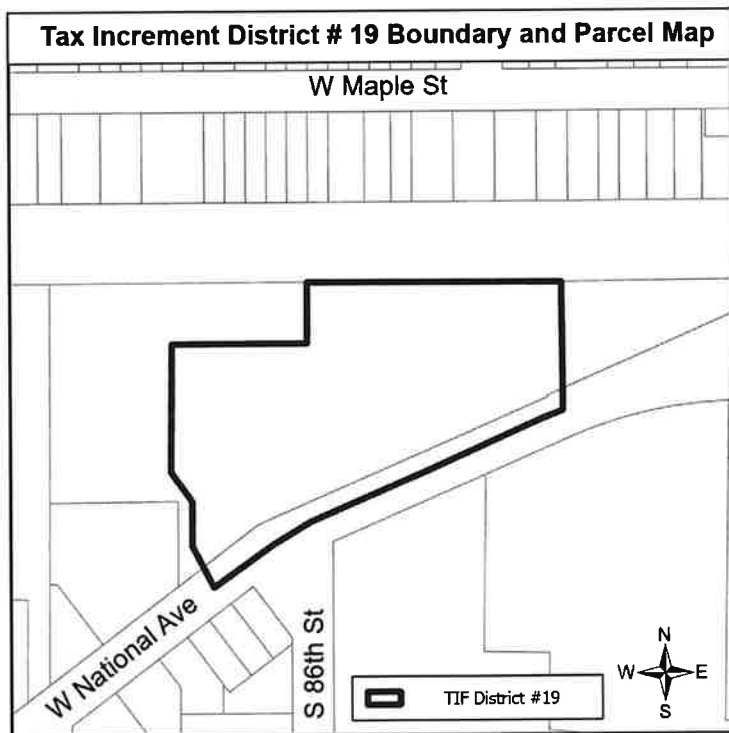
Todd Taves
Senior Municipal Advisor - Managing Director

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Gale Jender, Economic Development Administrative Support Specialist
Jason Kaczmarek, **Finance Director**
Shaun Mueller, Development Project Manager
Carson Coffield, Economic Development Specialist
Rebecca Grill, City Clerk
Kail Decker, City Attorney
Suzette Zimmerman, Executive Assistant, School District
Caryn Dreher, Assistant, Technical College
Kevin Shafer, Executive Director, Milwaukee Metropolitan Sewerage District
Dave Ferris, Senior Municipal Advisor, Ehlers
Harry Allen, Associate Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

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

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NOTICE IS HEREBY GIVEN that the Community Development Authority of the City of West Allis will hold a public hearing on June 5, 2023 at 6:00 p.m. The meeting will be held at the West Allis City Hall, Room 128, located at 7525 W. Greenfield Avenue. The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 19, its proposed boundaries, and its proposed Project Plan. The District's will consist of a single parcel (#478-9998-003) located at 8530-8556 W. National Avenue and depicted in the inset map.



Based on the existing condition of the property, the City expects to designate the District as a blighted area. Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of eliminating blight and will include payment of cash grants as development incentives to owners, lessees, or developers of land located within the District.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the

proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W. Greenfield Avenue. The Project Plan can also be viewed on the City's website at <https://www.westalliswi.gov/310/Redevelopment-Tax-Incremental-Financing>.

By Order of the City of West Allis, Wisconsin
Published May 17, & May 24, 2023

COMMUNITY **CNI** NEWSPAPERS

AFFIDAVIT OF PUBLICATION

Order#: GCI1059749

**WEST ALLIS CITY OF-LEGALS
7525 W GREENFIELD AVE
WEST ALLIS, WI 53214-4648**

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Community Publishing Group, publisher of Community Newspapers, public newspapers of general circulation, printed and published in the city and county of Milwaukee; was printed and published in the MJS-SOUTH NOW on 05/17/2023, 05/24/2023; that said printed copy was taken from said printed newspaper(s).

Much over

Legal Clerk

State of Wisconsin

County of Brown

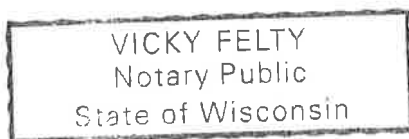
Subscribed and sworn to before on May 24, 2023

Vicky Felty

Notary Public, State of Wisconsin, County of Brown

9/19/25

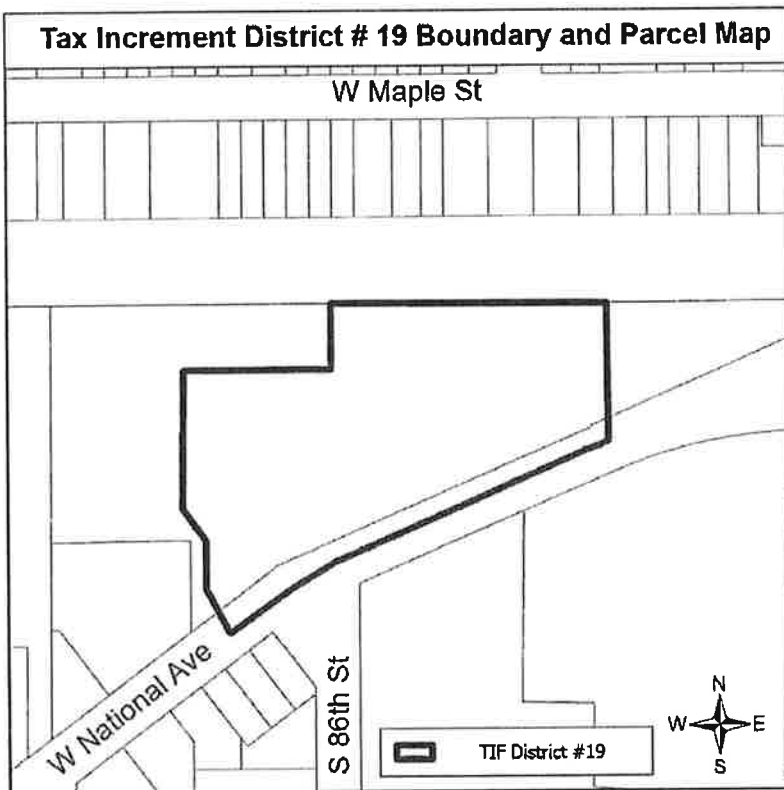
My Commission Expires



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Based on the existing condition of the property, the City expects to designate the District as a blighted area. Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of eliminating blight and will include payment of cash grants as development incentives to owners, lessees, or developers of land located within the District.

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City Hall, located at 7525 W. Greenfield Avenue. The Project Plan can also be viewed on the City's website at <https://www.westalliswi.gov/310/Redevelopment-Tax-Incremental-Financing>.

By Order of the City of West Allis, Wisconsin
Published May 17, & May 24, 2023

Your Source
Public Notices
for the latest...

Beer/Liquor License

OFFICIAL NOTICE

Notice is hereby given that the following applications for licenses to sell fermented malt beverages and intoxicating liquors in the City of St. Francis, Milwaukee County, Wisconsin, for the license period of July 1, 2023 through June 30, 2024, having been filed with the undersigned, are duly published prior to Common Council consideration on June 6, 2023 or June 20, 2023.

- Combination Class "A" Full Restaurant and Class A Intoxicating Liquor License
Algon Petroleum LLC, 4015 S. Milwaukee Ave. #115, Algon, Wisconsin, LLC #1849, Kinokinnick Ave. Packard Liquor LLC, #207 S. Packard Ave. #1849, Packard, WI, 53091, Packard Ave.
- Mega Mart, LLC, Mega Mart Inc. 200733, Reservoir, WI, 53091, P.O. Box #1837, #608 S. Whittier Ave. P & M Liquor, Inc., 3080 E. Layton Ave., #204, P.O. Box #1, Layton, WI, 53091.
- Combination Class "B" Full Restaurant and Class B Intoxicating Liquor License
Crested Foggy Day, LLC, #272 S.

Beer/Liquor License

- Kantus Ave. Izya Tap LLC, 3783 S. Kinokinnick Ave., #204, Izya's Tap, #11, 3783 S. Kinokinnick Ave.
- Lions Club of St. Francis, 3476 E. Howard Ave., #100 St. Francis Lion's Center, 2410 E. Howard Ave.
- Dreamers Classic Bar LLC, PO Box 32091, Franklin, WI, #1849, Dreamers Classic Bar, 3701 S. Iowa Ave.
- Rim Creek, Inc., 257 Yonkers Dr., Colgate, WI, #1849, The Landing Food & Spirits, 224 E. Layton Ave.
- Falkon Enterprises, LLC, 2074 E. Layton Ave., #100, Sargents, 2074 E. Layton Ave.
- Pierce & Pierce, 2407 E. Vinbraux, #104, Gustaf's, 2707 E. Cove Ave.

Published by the authority of the City of St. Francis pursuant to section 125.04(3)(g) of the Wisconsin Statutes

Legal Notices

James Spotts, if storage account owed this is in default for user A13 it's not paid in full by May 20. The contents will be disposed of.
Brenning Storage
10101 S. 40th St.
Franklin, WI 53127
414-423-2804
May 10, 17, 2023 WNAJLP

Legal Notices

NOTICE TO BIDDERS

COWNER
The Common Council of the City of Oak Creek hereby gives notice that sealed proposals will be received in the City Clerk's office at 8040 S. 5th Street, Oak Creek, Wisconsin 53154.

PROJECT
The work, officially known as E. 136th St. Sidewalk Construction, consists of constructing the following approximate quantities:

- Reinforcing Small Pipe Culverts - 1 EACH
- Removing Asphalt Surface - 200 SY
- Removing Curb & Gutter - 9 LF
- Sealing Concrete Sidewalk - 11 SY
- Excavation Concrete - 325 CY
- Base Aggregate Course - 1.14 inch - 1504 TON
- HMA Pavement 3.11 58-28 S - 357 ON
- HMA Pavement 4.11 58-28 S - 23 TON
- Curb and Flow Reinforced Concrete Class IV 12-inch - 46 LF
- Apron - Enchells 1st Culvert Pipe Reinforced Concrete 12-inch - 3 EACH
- Concrete Curb & Gutter 3-inch - 147 LF
- Concrete Sidewalk 5-inch - 4381 SF
- Sub-Base Detachable Warning Field Natural Paving - 40 SF
- Storm Sewer Pipe Reinforced Concrete Class IV 12-inch - 10 LF
- Storm Sewer Pipe Class IIIA 12-inch - 46 LF
- Inlet Casings Type C - 1 EACH
- Manhole 3-FIT Diameter - 3 EACH
- Inlet 4-FIT Diameter - 1 EACH

Legal Notices

Legal Notices

All bidders shall bid in accordance with, and shall file upon, the Bid Proposal forms contained in the bidding documents.

STATUTORY PROVISIONS
The Contract letting shall be subject to the provisions of Section 62.15, 64.0001 and 779.16 Wisconsin Statutes. The minimum wage scale to be used on this project shall be in accordance with the prevailing minimum wage as determined by federal or state law, whichever applies, and such wage is incorporated by reference as if it may be amended from time to time. If the United States Department of Housing and Urban Development or State of Wisconsin, Department of Workforce Development has issued a wage rate determination, then it shall apply.

BID GUARANTEE
A certified check or bank draft payable to the City of Oak Creek, or a satisfactory bid bond, in an amount not less than 5% of the bid shall accompany each bid as a guarantee that if the bid is accepted, the Bidder will execute and file the proposed contract and bond within 10 days after the award of the contract. In case the bidder fails to file such contract and bond within the time set by the City, the check or bid bond shall be forfeited to the City as liquidated damages pursuant to Wis. Stat. 62.15(3).

CONTRACT DOCUMENTS
Bidding documents may be obtained at www.jsonline.com. Please contact them at 920.223.1632 or inquire in person for assistance in membership registration, obtaining, and working with the digital project information starting earlier than May 10, 2023. Prospective bidders may download the digital documents for \$20.00 by inputting Class project number #41955 on the QueryID page and a project search page. The contract information is also found on the City's website: www.oakcreekwi.org by following the link to "Public Contracts" link.

Legal Notices

Legal Notices

EQUAL OPPORTUNITY
The City of Oak Creek hereby certifies that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the ground of race, color, sex, or national origin in consideration for an award.

BID REJECTION
The Common Council reserves the right to reject any and all bids, with any explanation in bidding, or to accept the bid or bids, which best serves the interest of the City of Oak Creek.

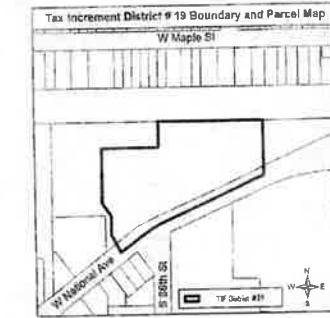
BID WITHDRAWAL
No bid shall be withdrawn by a purchaser 30 days after the scheduled opening of the bids without the consent of the Common Council.

BIDDING DOCUMENTS AVAILABILITY
Specifications and bidding documents shall be available for download beginning May 16, 2023.
Published by the authority of the Common Council this 16th day of May, 2023.
May 10, 17, 2023 wna-jlp

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING CITY OF WEST ALLIS, WISCONSIN

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By Order of the City of West Allis, Wisconsin
Published May 17, & May 24, 2023

TO BE PUBLISHED IN THE SOUTH NOW: 5/17/2023 OAK CREEK FRANKLIN JOINT SCHOOL DISTRICT Board of Education Meeting - Minutes

April 17, 2023 Meeting - 6:00 p.m.

- The meeting was called to order by President Fran Carni at 6:00 p.m.
- Pledge of Allegiance was recited.
- Roll call was taken. All members were present except Amy Metz who was excused.
- #10067-0423 Consent Agenda items a, b, c, and d were approved without objection.
- Approval of meeting minutes of the Board of Education Meeting on March 13, 2023 and March 20, 2023.
- Approval of submitted bills of bills and payments.

Accounts Payable (All Other Funds)		
Check #16998-17016	\$ 1,817,897.50	
ACH #22220001-222200423	\$ 9,486.34	
Capital One Virtual Cards	\$ 48,809.29	
Wire Transfers		
03/10/23	\$ 85,000.58	\$ 34,003.10
03/15/23	\$ 13,925.45	
03/16/23	\$ 49,359.74	\$ 68,046.04
03/16/23	\$ 25,078.35	
03/20/23	\$ 11,245.25	
03/24/23	\$ 13,925.45	\$ (40,527.52)
03/27/23	\$ 24,023.10	\$ 752,642.30
03/31/23	\$ 21,985.25	\$ 35,578.31
03/31/23	\$ 134,380.04	\$ 46,648.50
03/31/23	\$ 700.00	\$ 4,713,325.46
03/31/23		\$ 700.00
Payments		
03/10/23	\$ 1,194,246.61	
03/15/23	\$ 84,035.58	
03/24/23	\$ 1,198,576.79	

- EMPLOYMENT**
Eve McClure - Instructional Aide
Nicole Price - Special Education Instructional Aide
Kari Wauer - School Nurse
EMPLOYMENT (2024 SCHOOL YEAR)
Suzi French - School Counselor
Tamiya Trewn - Private Duty Nurse
- RESIGNATION**
Elizabeth Ober - Grade 3 Teacher
RESIGNATION (END OF 2023 SCHOOL YEAR)
Joey Kern - Instructional Aide
Joseph Dopinski - Social Education Teacher
- RETIREMENT**
Anna Matvey - Food Service Worker
Jennifer Powell - Instructional Aide
Jill School Safety Report

- 5. Sheppard Hills Elementary Staff shared a Shepard Hills Culture Club program spotlight with the Board.
- 6. Public Input - None
Reconvene formal portion of the meeting for Board discussion and/or action.
- 7. Action Items
a. #10065-0423 Danny Grabowski moved and Mac Dutkik seconded to approve adding Boys and Girls Leadership as WIAA sports at Oak Creek High School and to provide funds for each sport as proposed in attachment 1. Motion passed 6-0.
b. #10064-0423 Mark VanHorn moved and Jerry Kras seconded to approve the 2023-24 fee scale as presented in the comparison 12 table below. Motion passed 6-0.
c. #10065-0423 Jerry Kras moved and Mike Dutkik seconded to approve the creation of two Dean of Students positions outlined in this report for the 2023-2024 school year. Motion passed 6-0.
d. #10066-0423 Jerry Kras moved and Kelly Ganier seconded to approve the creation of a \$5,000 athletic director stipend to be paid to a teacher at West Middle School who assumes the duties of the West Middle School athletic director. Motion passed 6-0.
- 8. Information Items
a. The Board reviewed the Upcoming School Board Meeting Tentative Agenda Report.
- 9. #10067-0423 Jerry Kras moved and Kelly Ganier seconded to adjourn at 6:31 p.m. Motion Passed 6-0.

Respectfully Submitted,
Jill Bebeau
Executive Assistant to the Superintendent
May 17, 2023 wna-jlp

Legal Notices

ORDINANCE NO. 3073

BY: Atd Gsh

AN ORDINANCE TO AMEND SECTIONS 17.094(C), AND 17.018 OF CHAPTER 17 - ZONING AND SUBORDINATE ORDINANCE OF THE MUNICIPAL CODE RELATING TO RESEARCH AND DEVELOPMENT FACILITIES

The Common Council of the City of Oak Creek hereby ordains as follows: SECTION 1: Table 17.094(A) is hereby amended to read as follows:

Table 17.094(A). Permitted and Conditional Uses, Nonresidential Districts, is available for review in the Department of Community Development.

SECTION 2: § 17.018 of the Municipal Code are hereby amended to read as follows:

(f) Research and Development Facilities: Shall mean the conduct of research and development, testing, assembly, repair, and controlled production of nontoxic products or commodities in various fields of science, such as, but not limited to: chemistry, biotechnology, pharmaceutical, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, computer hardware and software, transportation, education, and engineering. Facilities in this use category do not include the mass production, mass fabrication, mass processing, or mass sale of products. Excludes the use of animal husbandry (including all animals), human testing, and heavy equipment (such as construction equipment) used in said research, development, testing, assembly, repair, and controlled production.

(g) Residential Site: Shall mean a single parcel in a residential zone containing a residential structure with one or more dwelling units with parking areas for one or more cars.

(h) Restaurant, Delivery/Carry Out Only: An establishment which by design of its layout, location, or information packaging procedures permits or encourages the purchase of prepared, ready-to-eat foods intended to be consumed off the premises.

(i) Restaurant, Fast Casual: An establishment whose principal business is the sale of rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building or off premises.

(j) Restaurant, Sit Down: An establishment whose food is available to the general public primarily for consumption at a structure on the premises, where at least fifty (50) percent of the gross floor area of the establishment is devoted to patron seating.

(k) Right-of-Way: A strip of land acquired by a public entity and intended to accommodate a specific public purpose or use.

(l) Roadside Stand: An accessory structure for the seasonal retail sale of food products grown or produced on site.

(m) Rummage Sale: The occasional sale of personal property at a residence conducted by one or more families in a neighborhood. Rummage sales are also known as "garage sales." Flea markets, distaff estates in this Section, are not rummage sales.

SECTION 3: If any action, clause, provision or any portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

SECTION 4: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced this 16th day of May, 2023.

Passed and adopted this 16th day of May, 2023.

Attest: Al Kenneth Gehl, President, City Clerk

Approved this 16th day of May, 2023.

Legal Notices

2023.

At Daniel J. Bukiewicz Mayor

ATTEST: Al Kenneth Gehl, City Clerk

VOTE: Ayes 5 Noes 0

Attest: Lorrek was excused.

May 24, 2023 wrapup

OFFICIAL PROCEEDINGS

Condensed minutes of the Regular Meeting of the Common Council, The Common Council was called to order at 7:00 p.m. by Mayor Sheenaka. On roll call, all were present except Alderperson Backes who was excused.

Barstow/Clark moved to adopt the items to the consent agenda, as approved of minutes from the April 5, 2023, Common Council meeting: (a) approval of Mayor's appointments to various boards & commissions, (c) accept police clerk Ryan Vian Goyco's letter of resignation with an effective date of April 30, 2023.

(d) approval of amendment device operator license for the license year of 2023-2024 filed by Keith Randolph. All voted aye. Motion carried.

Barstow/Clark made a motion to send the terms of the standing committee appointments to the Legislature's permit committee for review. All voted aye, motion carried. President Barstow/Clark provided a reminder that the S&L Life League parade and opening day ceremonies will be held on May 28th, 2023.

The staging will be at the intersection of 5th Avenue and Madison Avenue starting at 5:30 a.m. and the parade will start at 10:00 a.m. Parade route will be down 5th Avenue south to Drexel Boulevard then east on Drexel Boulevard to the south entrance into S&L Park at 7th Avenue and Drexel Boulevard.

Barstow/Clark made a motion to authorize a contract with Zaren Tech, Inc. in a contract amount of \$1,177,682.83 with funding from applicable capital project funds and storm water utility as directed by Inspector & Engineering Supervisor. On roll call, all voted aye. Motion carried.

Barstow/Clark made a motion to authorize the purchase of BSA Software building inspection and community development module in an amount not to exceed \$40,000 with \$25,000 from 2018 Capital Equipment - Inspection Permit Tracking and \$15,000 from Capital Equipment Fund - Unallocated. On roll call, all voted aye. Motion carried.

Barstow/Clark made a motion to go into closed session pursuant to Wis. Stat. § 19.35(1) and (e) for the purpose of discussing labor negotiations with the South Milwaukee Professional Police Association and South Milwaukee Firefighters Protective Association. On roll call, all voted aye. Motion carried.

At 8:04 p.m. Alderperson Nevins left the meeting. Barstow/Clark made a motion to return to open session and take any necessary action on closed session items. All voted aye, motion carried.

Barstow/Clark made a motion to approve a side letter agreement with the South Milwaukee Professional Police Association regarding the carrier transfer position. On roll call, all voted aye. Motion carried.

Barstow/Clark made a motion to approve the 2023-2025 labor agreement with the South Milwaukee Firefighters Protective Association. On roll call, all voted aye. Motion carried.

Barstow/Clark made a motion to approve the 2023-2025 labor agreement with the South Milwaukee Firefighters Protective Association. On roll call, all voted aye. Motion carried.

Barstow/Clark made a motion to approve the 2023-2025 labor agreement with the South Milwaukee Firefighters Protective Association. On roll call, all voted aye. Motion carried.

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Barstow/Clark made a motion to approve the 2023-2025 labor agreement with the South Milwaukee Firefighters Protective Association. On roll call, all voted aye. Motion carried.

Legal Notices

NOTICE TO CONTRACTORS

CITY OF SOUTH MILWAUKEE NOTICE TO CONTRACTORS: DPW FUEL STATION AND SELF DEPOSIT STATION OIL CANOPY. The document set describes items and quantities for a bid project for an anticipated project that a contract will be awarded by the South Milwaukee Common Council on July 12th, 2023 and the work shall be completed by December 1, 2023.

Documents pertaining to receiving document sets should be directed to Dan Ruzalski at (262)438-0200 or (414) 768-5075. Document sets can be examined at the Engineering Department, South Milwaukee Administration Building, 2424 15th Avenue, South Milwaukee, Wisconsin 53172. Documents for bidding must be obtained from Quill. There is a non-refundable fee of forty-five (\$45) dollars per set.

DOCUMENT SETS CAN ALSO BE EXAMINED AND OBTAINED FROM THE QUEST CONSTRUCTION DATA NETWORK - HTTP://WWW.QUESTCON.COM. Project Bid Number is 6934007.

Prequalification forms for 2023 are required to be on file in the Engineering Department for all contracts and sub-contracts at least seven (7) days prior to bid opening. Forms are available from the Engineering Department upon request or on the City's website: https://www.southmilwaukee.com/documentcenter/view/339/PREREQUALIFICATION-APPLICATION-PDF. The Common Council's decision as to qualification shall be final.

Proposals must be placed in a sealed envelope addressed to: "City Clerk, City of South Milwaukee, Wisconsin" and marked "DPW FUEL STATION AND SELF DEPOSIT STATION OIL CANOPY". If the bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "Sealed Bid Enclosed on the face thereof."

The City of South Milwaukee reserves the right to reject any or all bids and waive any formalities in the bidding. No bids shall be withdrawn after the opening of the bids without the consent of the City of South Milwaukee, Wisconsin, for a period of thirty (30) days after the scheduled time for closing bids.

All proposals must be submitted on a form provided for that purpose as issued within the Document Set, together with a certified check or a bid bond not less than five (5%) percent of the bid, payable to the City of South Milwaukee as a guarantee that, if the bid is accepted, the bidder will execute and file the contract and a performance bond in the amount

Legal Notices

of one hundred (100%) percent of the bid proposal upon written ten (10) working days after the award of the contract.

Failure to execute such contract and performance bond shall be cause for forfeiture of the check or bid bond as liquidated damages.

Published by the authority of the Common Council of the City of South Milwaukee, Wisconsin. Run: May 24, 31, 2023 WNAALP

NOTICE OF MEETING TO ADJOURN BOARD OF REVIEW LATOR DALE State of Wisconsin City of South Milwaukee, Milwaukee County

The Board of Review will meet on the 8th day of June, 2023 at 10:00 a.m. at the South Milwaukee City Hall for the purpose of calling the Board of Review into session during the 45-day period beginning on the 4th Monday of April, pursuant to Wis. Stat. § 70.47(1).

Due to the fact the assessment roll is not completed at this time, the Board of Review will be adjourned until the 21st day of August, 2023 at 1:00 p.m.

Please be advised of the following requirements to appear before the Board of Review and procedural requirements for appearing before the Board of Review (see Wis. Stat. § 70.47(2)).

1. After the first meeting of the Board of Review and before the Board of Review's final adjustment, no person who is scheduled to appear before the Board of Review may contact or provide information to a member of the Board of Review about the person's objection except at a session of the Board of Review.

2. No person may appear before the Board of Review, testify to the Board of Review by telephone or contest the amount of any assessment unless, at least 48 hours before the first meeting of the Board of Review or at least 48 hours before the objection is heard if the objection is allowed under sub. (3)(a), that person provides to the Board of Review Clerk notice as to whether the person wishes to appear at that estimate.

3. When appearing before the Board of Review, the person shall specify, in writing, the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.

4. No person may appear before the Board of Review, testify to the Board of Review by telephone or object to a valuation, if that valuation was made by the assessor or the objector using the income method, unless the person supplies to the assessor all of the information about income and expenses that the assessor requests, as specified in the manual under Wis. Stat. § 70.30(2a). The municipality or county shall provide by ordinance for the confidentiality of information about income and expenses

Legal Notices

that is provided to the assessor under this paragraph and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determines that it is inaccurate, is not subject to the right of inspection and copying under Wis. Stat. § 19.35(1).

Notice that the Assessment Roll will be Open for Examination and Open Book Pursuant to Wis. Stat. § 70.45, the assessment roll for the year 2023 assessment will be open for examination starting on the 26th of July, 2023 from 8:00 a.m. until 4:00 p.m., Monday through Friday.

Additionally, the assessor shall be available on the 4th day of August, 2023 at the South Milwaukee City Hall from 1:00 p.m. to 3:00 p.m. Instructional material will be provided at the open book to persons who wish to object to valuations under Wis. Stat. § 70.47.

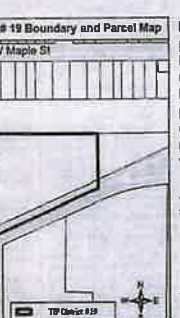
Notice is hereby given that the 24th day of May, 2023 by Kale Crosby, City Clerk May 24, 2023 WNAALP

Jobcase HIRE EVEN FASTER!

NOTICE OF PUBLIC HEARING AND 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 May 24, 2023 at 4:00 p.m. The meeting will be held at the West Allis City Hall, Art Gallery, located at 7525 W. Greenfield Avenue. The purpose of the meeting is to organize the Joint Review Board for further consideration of the City's proposal to create Tax Incremental District No. 19.

NOTICE IS HEREBY GIVEN that the Community Development Authority of the City of West Allis will hold a public hearing on June 5, 2023 at 6:00 p.m. The meeting will be held at the West Allis City Hall, Room 128, located at 7525 W. Greenfield Avenue. The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 19, its proposed boundaries, and its proposed Project Plan. The District's will consist of a single parcel (#478-9998-003) located at 8530-8558 W. National Avenue and depicted in the inset map.



Based on the existing condition of the property, the City expects to designate the District as a blighted area. Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of eliminating blight and will include payment of cash grants as development incentives to owners, lessees, or developers of land located within the District.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W. Greenfield Avenue. The Project Plan can also be viewed on the City's website at https://www.westalliswi.gov/310/Redevelopment-Tax-Incremental-Financing.

By Order of the City of West Allis, Wisconsin Published May 17, & May 24, 2023



City of West Allis Meeting Minutes Joint Review Board

Wednesday, May 24, 2023

4:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

TAX INCREMENTAL DISTRICT NO. 19 (draft minutes)

A. CALL TO ORDER

The meeting was called to order by Mayor Devine at 4:03 p.m.

B. ROLL CALL

Present 5 - Rep. of Milwaukee County, Rep. of the WA-WM School District, Rep. of Milwaukee Area Technical College, Wayne Clark, Mayor Dan Devine

Others Attending

*Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist
Jason Kaczmarek, Director of Finance/Comptroller
Todd Taves, Ehlers, Inc.
Arianna Mallon, Ehlers, Inc.
Brian Gerard, Citizen*

C. APPROVAL OF MINUTES

1. [23-0326](#) December 9, 2022

Attachments: [December 9, 2022 \(draft minutes\)](#)

Mr. Clark moved to approve this matter, Mr. Busalacchi, Representative of the Milwaukee Area Technical College seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [23-0355](#) Appointments (as needed):

- a. Public member.
- b. Chairperson.

A motion was made by Mayor Devine, seconded by Mr. Lexmond Representative for the West Allis-West Milwaukee School District to appoint Mr. Clark as the Public Member, and Mr. Busalacchi as the Chairperson. The motion carried unanimously.

This matter was Approved.

3. [23-0356](#) Review responsibilities of the Joint Review Board.

Patrick Schloss presented a brief outline of the responsibilities of the Joint Review Board.

4. [23-0357](#) Review and discuss draft Project Plan.

Attachments: [West Allis TID No. 19 Project Plan 3rd DRAFT 2023-5-8](#)

[Legal Notice](#)

[West Allis TID No. 19 Project Plan 4th DRAFT 2023-5-15 \(updated\)](#)

Patrick Schloss presented an overview of the proposal.

Mr. Clark questioned how much in taxes would be gained annually, with Mr. Schloss advising \$976,241.00

Jason Kaczmarek stated he is happy the city doesn't have to borrow any upfront funds for this project.

5. [23-0358](#)

Set next meeting date to consider approval of the TID.

A Doodle survey will be sent to schedule the next meeting date.

E. ADJOURNMENT

A motion was made by Mr. Busalacchi, Chairperson and Representative from Milwaukee Area Technical College, seconded by Mr. Lexmond, Representative of the West Allis-West Milwaukee School District to adjourn the meeting at 4:22 p.m. The motion carried unanimously.



All meetings of the {bdName} 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.

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.

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO. 1456
DATE ADOPTED: June 5, 2023

Resolution Establishing the Boundaries of and approving the Project Plan for Tax Incremental District No. 19.

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. 19 (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 West Allis - West Milwaukee School District, 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

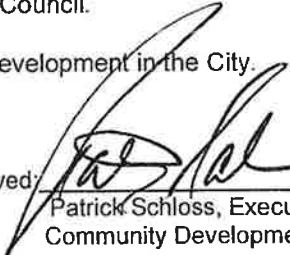
WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on June 5, 2023 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 Community Development Authority of the City of West Allis that:

1. It recommends to the Common Council that Tax Incremental District No. 19 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 Common 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-2023-0504**

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 19, APPROVING
ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES CITY OF WEST
ALLIS, WISCONSIN**

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. 19 (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. 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 West Allis - West Milwaukee School District, 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 Community Development Authority, on June 5, 2023 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Community Development Authority designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve 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 that shall be named "Tax Incremental District No. 19, City of West Allis", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2023.

3. The Common 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)(ae)1.

(b) Based upon the finding stated in 3.a. above, 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 such area is likely to enhance significantly the value of substantially all of 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) That 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. 19, City of West Allis" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby 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, 2023, 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 that the City Assessor is hereby authorized and directed to identify upon 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 said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

SECTION 1: **ADOPTION** “R-2023-0504” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2023-0504(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL JULY 18, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Vince Vitale	_____	_____	<u> X </u>	_____
Ald. Ray Turner	<u> X </u>	_____	_____	_____
Ald. Tracy Stefanski	_____	<u> X </u>	_____	_____
Ald. Marty Weigel	<u> X </u>	_____	_____	_____
Ald. Suzzette Grisham	<u> X </u>	_____	_____	_____
Ald. Danna Kuehn	<u> X </u>	_____	_____	_____
Ald. Thomas Lajsic	<u> X </u>	_____	_____	_____
Ald. Dan Roadt	_____	<u> X </u>	_____	_____
Ald. Rosalie Reinke	<u> X </u>	_____	_____	_____
Ald. Kevin Haass	<u> X </u>	_____	_____	_____

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of West Allis

Dan Devine, Mayor, City Of West Allis





Patrick Schloss
Executive Director
Community Development Authority
pschloss@westalliswi.gov
414.302.8460

May 10, 2023

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: Notice of Public Hearing - Tax Incremental District No. 19

Dear Property Owner:

You have been identified as an owner of real property located within the proposed boundaries of Tax Incremental District No. 19. As required by Wisconsin State Statutes Section 66.1105(4)(a) and (c) we are notifying you that a public hearing on this matter is scheduled for June 5, 2023 at 6:00 p.m.

The meeting will be held at the West Allis City Hall, Room 128, located at 7525 W. Greenfield Avenue. A copy of the public hearing notice is attached.

Tax incremental financing, or "TIF", is a mechanism the City can use to fund costs it incurs to promote development. The objective of TIF is to grow the tax base. The incremental taxes resulting from that growth are then used to repay the costs incurred. The geographical area in which incremental taxes are collected is referred to as a Tax Incremental District, or "TID". Inclusion of your property in a TID does not change how your property is valued or the property taxes you pay – all classes of property in Wisconsin must be assessed and taxed uniformly. If the value of a property in a TID increases, the taxes collected on that additional value are used by the City to pay for TID related costs. Taxes collected on the property value that existed when the TID was created, referred to as the "base value", continue to be paid to the various taxing jurisdictions.

The City's Community Development Authority has prepared a "Project Plan" detailing the types of projects the City may undertake in the District; maps identifying the territory to be included in the District; and financial projections reflecting anticipated increases in property value and demonstrating how costs incurred will be repaid. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W. Greenfield Avenue.

Sincerely,

CITY OF WEST ALLIS

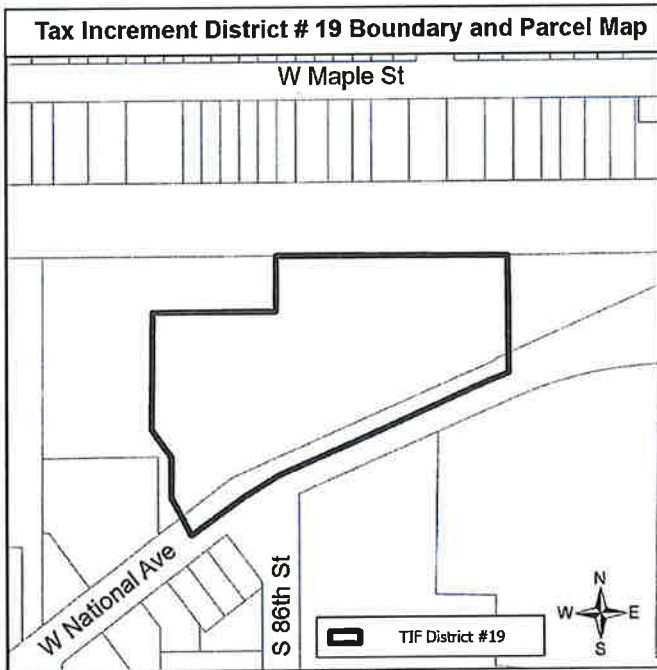
Patrick Schloss
Economic Development, Executive Director

cc: Ehlers
Kail Decker, City Attorney

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

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By Order of the City of West Allis, Wisconsin
Published May 17, & May 24, 2023



Patrick Schloss
Executive Director
Community Development Authority
pschloss@westalliswi.gov
414.302.8460

May 10, 2023

3LP West Allis, LLC
833 E Michigan St., Suite 1000
Milwaukee, WI 53202

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CITY OF WEST ALLIS



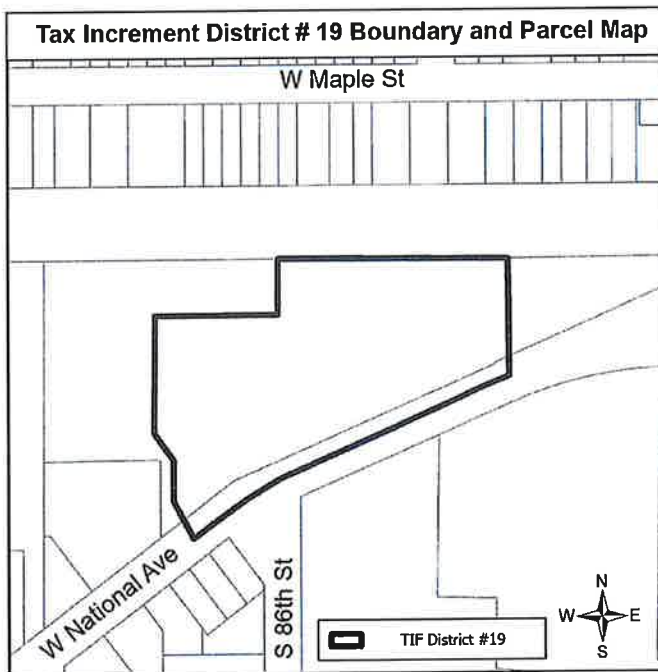
Patrick Schloss
Economic Development, Executive Director

cc: Ehlers
Kail Decker, City Attorney

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

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By Order of the City of West Allis, Wisconsin
Published May 17, & May 24, 2023



City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

3LP West Allis, LLC
833 E Michigan St., Suite 1000
Milwaukee, WI 53202



US POSTAGE PAID BY **PTNEY BOWES**

ZIP 53214 **\$ 000.60⁰**
02 4W
0000386006 MAY 10 2023



August 1, 2023

David Crowley, County Executive
Celia Benton, Economic Development
Project Manager & Interim Director
Milwaukee County

Mayor Dan Devine, JRB City Member

Wayne Clark, Public Member

Vicki J. Martin, President
Richard Busalacchi, Interim Executive
Director, Regional Campuses
Milwaukee Area Technical College District

Tarrynce Robinson, Superintendent
Aaron Norris, Director of Finance &
Operations
c/o School Board President
West Allis - West Milwaukee School District

RE: City of West Allis

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on August 16, 2023 at 1:00 p.m. at the West Allis City Hall, Art Gallery, located at 7525 W. Greenfield Avenue. At the meeting the JRB will consider approval of the resolution adopted by the West Allis Common Council creating Tax Increment District No. 19 (the “District”).

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving the Creation of Tax Incremental District No. 19.”
- Minutes from the organizational JRB meeting.
- A signed copy of the Community Development Authority resolution.
- A signed copy of the Common Council resolution.
- The final approved Project Plan document.

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 Community Development Authority and Common 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 creation of the District meets these criteria. If the JRB rejects the proposal 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


Todd Faves
Senior Municipal Advisor - Managing Director

cc: Patrick Schloss, Economic Development Director
Gale Jender, Economic Development Administrative Support Specialist
Jason Kaczmarek, **Finance Director**
Shaun Mueller, Development Project Manager
Carson Coffield, Economic Development Specialist
Rebecca Grill, City Clerk
Kail Decker, City Attorney
Suzette Zimmerman, Executive Assistant, School District
Caryn Dreher, Assistant, Technical College
Kevin Shafer, Executive Director, Milwaukee Metropolitan Sewerage District
Dave Ferris, Senior Municipal Advisor, Ehlers
Harry Allen, Associate 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 August 16, 2023 at 1:00 p.m.

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

The meeting is being held to consider approval of the resolution adopted by the West Allis Common Council creating Tax Incremental District No. 19. The meeting is open to the public.

By Order of the City of West Allis, Wisconsin

Published August 9, 2023

PROOF OF PUBLICATION

Rebecca Grill
Clerk's Office/ J Lemanske
West Allis City Of-Legals
7525 W Greenfield AVE
West Allis WI 53214-4648

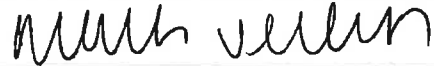
STATE OF WISCONSIN, COUNTY OF BROWN

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Sentinel Inc, publisher of Community Newspapers, public newspapers of general circulation, printed and published in the city and county of Milwaukee; and that an advertisement of which the annexed is a true copy, was printed and published in the MJS-South NOW in the issues dated:


08/09/2023

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 08/09/2023



Legal Clerk: 

Notary, State of WI, County of Brown


My commission expires

Publication Cost: \$19.70
Order No: 9128424 # of Copies: 1
Customer No: 959958
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

**NOTICE OF JOINT REVIEW
BOARD MEETING**
CITY OF WEST ALLIS, WISCONSIN
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By Order of the City of West Allis, Wisconsin
Published: August 9, 2023 WNAXLP

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Public Notices
for the latest...

Public Notices

STATE OF WISCONSIN - VILLAGE OF
HALES CORNERS - MILWAUKEE
COUNTY
BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Village of Hales Corners will convene at the Municipal Building located at 5635 South New Berlin Road, on August 23, 2023 at 5:30 P.M. regarding a request by Scott Prucha, for the property at 6175 S. 122nd Street for the necessary variance to construct a 720 square foot accessory structure fifteen (15) feet from the rear yard lot line on parcel number 661-1000-001.

The property is zoned R-3 Residence District and per Village Code Section 5445-3.7 H requires a rear yard setback of not less than forty (40) feet.

All interested persons will be given an opportunity to be heard at this meeting.

Dated July 12, 2023

/s/ Sandra M. Kullik
Village Administrator
RUN: August 02, 09, 2023 WNAJPL

STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY
In the matter of the name change of:
Amarie Gerwin Kio King
BY Latesha King
Notice and Order for Name Change Hearing
Case No. 23CV4773
NOTICE IS GIVEN:
A petition was filed asking to change the name of the person listed above:
From: Amarie Gerwin Kio King
To: Amarie Gerwin King
Birth Certificate: Amarie Gerwin Kio King
IT IS ORDERED:
This petition will be heard in the Circuit Court of Milwaukee County, State of Wisconsin:
Judge's Name: J.D. Watts
Place: Milwaukee County Courthouse,
Rm 414, 901 N 9th St.,
Milwaukee, WI 53233
Date: August 17, 2023
Time: 3:00 pm
IT IS FURTHER ORDERED:
Notice of this hearing shall be given by

Public Notices

publication as a Class 3 notice for three (3) weeks in a row prior to the date of the hearing in the Milwaukee Journal Sentinel a newspaper published in Milwaukee County, State of Wisconsin.
BY THE COURT:
DATE SIGNED BY: June 28, 2023
Electronically signed by
Anne Marie Hodges
Clerk of Circuit Court
Run: July 26, Aug. 2,9,2023 WNAJPL

NOTICE OF JOINT REVIEW BOARD MEETING

CITY OF WEST ALLIS, WISCONSIN
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The meeting is being held to consider approval of the resolution adopted by the West Allis Common Council creating Tax Incremental District No. 19. The meeting is open to the public.
By Order of the City of West Allis, Wisconsin
Published: August 9, 2023 WNAJPL

Notice of Newly Enacted Ordinance

Please take notice that the City of St. Francis enacted the following ordinances:

Ordinance No. 1514 - AN ORDINANCE TO CONDITIONALLY REZONE CERTAIN LANDS IN THE CITY OF ST. FRANCIS AS A PLANNED UNIT DEVELOPMENT-MIXED USE UNDER ARTICLE IV, CHAPTER 455 OF THE CITY OF ST. FRANCIS ZONING CODE 3700 SOUTH LAKE DRIVE PIN: 543-9023-000; 543-9024-000; and 543-9025-000

The full text of Ordinance No. 1514 may be obtained from the City of St. Francis City Clerk's office, 3400 E. Howard Avenue, St. Francis, WI 53235. Clerk's phone: (414) 481-2300 Ext. 4305. 08/03/23 WNAJPL

NOTICE OF PUBLIC HEARING

CITY OF FRANKLIN
PLAN COMMISSION
MEETING DETAILS
HEARING DATE: Thursday, August 17, 2023, at 7:00 p.m.
PLACE: The Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132.
PROPOSAL INFORMATION
APPLICANT: Bion Strength and Conditioning LLC (Specter Holdings LLC, property owner).
SUBJECT PROPERTY: 6814 S. 112th Street.
TAX KEY NUMBER: 748 0063 000.
PROPOSAL - Special Use request to allow for a sports training facility in a multi-tenant building located in the M-1 Limited Industrial zoning district. Sports training facilities are classified as

Public Notices

"Physical Fitness Facilities" under Standard Industrial Classification (SIC) Title No. 7991.

CONTACT INFORMATION
City Development Department
(414) 425-4024
www.franklinwi.gov/planning
generalplanning@franklinwi.gov

PUBLIC HEARING INFORMATION
This public hearing is being held pursuant to the requirements and standards of §15-3.0701 General Standards for Special Uses and 15-9.0103 Applications for Special Use Permit, of the City of Franklin Unified Development Ordinance. A map showing the property affected, full legal description, the application, all supporting materials and special use resolution, are available for review and may be obtained from the Department of City Development at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, telephone number (414) 425-4024, during normal business hours. The public is invited to attend the public hearing and to provide input. The proposed draft form resolution is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Franklin Common Council.
Dated this 24th day of July, 2023.
Régulo Martínez-Montilva
Principal Planner
N.B. Class II
Published: August 2 & 9, 2023 WNAJPL

Summons

Notice to Amel Alhassan
NOTICE OF SERVICE OF PROCESS BY PUBLICATION
STATE OF NORTH CAROLINA, WAKE COUNTY
In the General Court of Justice, District Court Division
23CV014047-910
Ahmed Alsaedi, Plaintiff
v.
Amel Alhassan, Defendant

To: Amel Alhassan, Defendant
Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows: Plaintiff is seeking child custody and attorney's fees.

You are required to make defense to such pleading not later than September 11, 2023 which is 40 days from the first publication of this notice. Upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This, the 25th day of July, 2023.
Eric D. Edwards
P.O. Box 1166
Raleigh, NC 27602
August 2,9,16 2023 LWIX0014581 WNAJPL

Notice of Budget Hearing
(Section 65.90(4))

Notice is hereby given to the qualified electors of the Franklin Public School District that the at the Education and Community Center, 8255 West Forest Hill Avenue, Franklin, Wisconsin, at 6:00 o'clock p.m. The summary of the budget is printed below.

Dated this 27th day of July, 2023
Debbie Larson
Clerk, Board of Education

General Fund	Actual 2021-22
930 000 Beginning Fund Balance	25,363,568
935 100 Non-Spendable Fund Balance	256,176
936 100 Restricted Fund Balance	4,040
937 900 Committed Fund Balance	0
938 900 Assigned Fund Balance	0
939 200 Unassigned Fund Balance-Working Capital	24,586,973
939 900 Unassigned Fund Balance-Other	0
930 000 Total Ending Fund Balance	24,847,189
Revenues and Other Financing Sources	0
100 Interfund Transfers	0
200 Local Sources	27,875,530
300-400 Interdistrict Payments	3,779,147
500 Intermediate Sources	0
600 State Sources	27,707,394
700 Federal Sources	2,332,255
800-900 All Other Sources	292,716
Total Revenues & Other Financing Sources	61,987,043
Expenditures & Other Financing Uses	0
100 000 Instruction	31,425,910
200 000 Support Services	20,199,372
400 000 Non-Program Transactions	10,878,140
Total Expenditures & Other Financing Uses	62,503,422

Special Revenue Fund	Actual 2021-22
Total Revenues & Other Financing Sources	617,191
Total Expenditures & Other Financing Uses	537,713

Federal Funding for Special Education	Actual 2021-22
Total Revenues & Other Financing Sources	1,026,437
Total Expenditures & Other Financing Uses	1,026,437

Special Education	Actual 2021-22
Total Revenues & Other Financing Sources	8,206,417
Total Expenditures & Other Financing Uses	8,206,417

Debt Service Fund	Actual 2021-22
900 000 Beginning Fund Balance	3,086,020
900 000 Ending Fund Balance	4,293,659
Total Revenues & Other Financing Sources	5,990,164
Total Expenditures & Other Financing Uses	4,782,525

Long Term Capital Improvement Trust Fund	Actual 2021-22
900 000 Beginning Fund Balance	2,100,896
900 000 Ending Fund Balance	4,382,176
Total Revenues & Other Financing Sources	2,486,643
Total Expenditures & Other Financing Uses	205,362

Food Service Fund	Actual 2021-22
900 000 Beginning Fund Balance	402,186
900 000 Ending Fund Balance	1,239,152
Total Revenues & Other Financing Sources	2,600,710
Total Expenditures & Other Financing Uses	1,763,744

Community Education and Recreation Fund	Actual 2021-22
900 000 Beginning Fund Balance	1,158,507
900 000 Ending Fund Balance	1,311,297
Total Revenues & Other Financing Sources	1,396,612
Total Expenditures & Other Financing Uses	1,243,823

All Funds	Actual 2021-22
Total Expenditures For All Funds	80,269,442

Proposed Property Tax Levy	Actual 2021-22
Fund	26,305,725
General Fund	632,832
Private School Vouchers	5,982,525
Debt Service Fund	626,276
Recreation Fund	0
Prior Year Tax Levy Chargeback	0
Total Levy	33,547,358

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**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 19,
CITY OF WEST ALLIS**

WHEREAS, the City of West Allis (the "City") seeks to create Tax Incremental District No. 19 (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 Community Development Authority, and the resolution passed by the Common 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 Common 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.

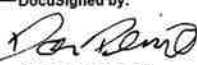
Passed and adopted this 16 day of August, 2023.

Resolution introduced and adoption moved by JRB member: Wayne Clark

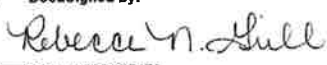
Motion for adoption seconded by JRB member: Dr. Tarrynce Robinson

On roll call motion passed by a vote of 5 ayes to 0 nays

ATTEST:

DocuSigned by:

C564FDC132EA46E

JRB Chairperson Signature (Mayor Devine)

DocuSigned by:

D21148FBD3754E9

Clerk Signature



City of West Allis Meeting Minutes Joint Review Board

Wednesday, August 16, 2023

1:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

Mayor Devine called the meeting to order at 1:03 p.m.

B. ROLL CALL

Present 5 - Rep. of Milwaukee County, Rep. of the WA-WM School District, Rep. of Milwaukee Area Technical College, Wayne Clark, Mayor Dan Devine

Others Attending

Patrick Schloss, Economic Development ,Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist
Jason Kaczmarek, Director of Finance/Comptroller
Todd Taves, Ehlers, Inc.

C. APPROVAL OF MINUTES

1. [23-0513](#) May 24, 2023

Attachments: [May 24, 2023 - AS AMENDED](#)

Mr. Clark moved to approve this matter as amended, Mayor Devine seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0514](#) Review the public record, planning documents and the resolutions passed by the Community Development Authority and Common Council.

Attachments: [CDA Minutes of 6-5-23](#)

[CDA Res. No. 1456 - TIF 19 - Boundaries & Prj Plan \(6-5-23\) signed](#)

[Common Council Minutes of 7-18-23](#)

[Res R-2023-0504 - SIGNED \(7-18-23\)](#)

[West Allis TID No. 19 Project Plan](#)

[Legal Notice - August 9, 2023 Publication](#)

[Affidavit of Publication \(8-9-23\)](#)

This matter was Discussed.

3. [23-0515](#) Resolution Approving the Creation of Tax Incremental District No.19.

Attachments: [Joint Review Board Resolution of 8-16-23](#)

Mr. Clark, Public Member, moved to approve this matter, Dr. Tarrynce Robinson, Representative of the West Allis-West Milwaukee School District seconded, motion carried.

E. ADJOURNMENT

A motion was made by Mr. Clark, Public Member, seconded by Dr. Tarrynce Robinson, Representative of the West Allis-West Milwaukee School District to adjourn the meeting at 1:11 p.m. The motion carried unanimously.



All meetings of the {bdName} 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.

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.

TID Boundary

A tract of land, located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 6 North, Range 21 East in the **City of West Allis**, Milwaukee County, more particularly described as follows:

Commencing at the Northeast corner of the Southwest $\frac{1}{4}$ of said Section 4; thence South $00^{\circ}28'23''$ East, 25.93 feet, along the East line of said Southwest $\frac{1}{4}$; thence South $88^{\circ}29'02''$ West, 360.39 feet to the Point of Beginning; thence South $01^{\circ}51'17''$ East, 156.30 feet, along the West line of the Certified Survey Map No. 5161 to the Northerly right-of-way of West National Avenue; thence continue South $01^{\circ}51'17''$ East, 39.14 feet; thence South $65^{\circ}02'34''$ West, 457.12 feet, parallel with Northerly right-of-way line of West National Avenue; thence South $51^{\circ}47'35''$ West, 104.91 feet parallel with Northerly right-of-way line of West National Avenue; thence North $29^{\circ}02'35''$ West, 33.43 feet, to the Northerly right-of-way line of West National Avenue; thence continue North $29^{\circ}02'35''$ West, 31.81 feet; thence North $02^{\circ}10'50''$ West, 64.08 feet; thence North $36^{\circ}39'15''$ West, 53.00 feet; thence North $01^{\circ}17'50''$ West, 189.22 feet; thence North $88^{\circ}42'10''$ East, 195.88 feet; thence North $01^{\circ}17'50''$ West, 86.22 feet; thence North $88^{\circ}29'02''$ East, 366.83 feet, to the Point of Beginning.

Said land contains 159,092.39 square feet, more or less.