

3X
46



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
R-2004-0036	Resolution	In Committee
Resolution to create Tax Incremental District Number Seven, City of West Allis, Wisconsin, and describe the boundaries thereof, pursuant to Section 66.1105(4)(gm) of the Wisconsin Statutes		
Introduced: 1/29/2004		Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION

Adopt

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>2/18/04</u>			Barczak				
			Czaplewski	✓			
			Kopplin				
			Lajsic	✓			
	✓		Narlock	✓			
			Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
		✓	Weigel	✓			
			TOTAL	5	-		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>FEB 18 2004</u>		✓	Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	10	-		

Dev
Assessor

COMMITTEES OF THE WEST ALLIS COMMON COUNCIL 2003

ADMINISTRATION AND FINANCE

Chair: Alderperson Czaplewski
V.C.: Alderperson Kopplin
Alderpersons: Barczak
Lajsic
Reinke

ADVISORY

Chair: Alderperson Reinke
V.C.: Alderperson Vitale
Alderpersons: Kopplin
Lajsic
Narlock

LICENSE AND HEALTH

Chair: Alderperson Barczak
V.C.: Alderperson Sengstock
Alderpersons: Kopplin
Trudell
Vitale

SAFETY AND DEVELOPMENT

Chair: Alderperson Lajsic
V.C.: Alderperson Weigel
Alderpersons: Czaplewski
Narlock
Reinke

PUBLIC WORKS

Chair: Alderperson Narlock
V.C.: Alderperson Trudell
Alderpersons: Sengstock
Weigel
Vitale



City of West Allis

Resolution

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number: R-2004-0036

Final Action:

FEB 18 2004

Resolution to create Tax Incremental District Number Seven, City of West Allis, Wisconsin, and describe the boundaries thereof, pursuant to Section 66.1105(4)(gm) of the Wisconsin Statutes

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") duly noticed and held a public hearing on the creation of a tax incremental district and the proposed boundaries thereof, all pursuant to Sec. 66.1105(4)(a) of the Wisconsin Statutes; and,

WHEREAS, the Chief Executive Officer or Administrator of all local governmental entities having the power to levy taxes on property located within the proposed district and the School Board of the School District of West Allis - West Milwaukee, et al., which includes property located within the proposed district, received notice of the hearing, as provided in Sec. 1105.46(4)(a) of the Wisconsin Statutes; and,

WHEREAS, at the hearing, all interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the tax incremental district and the proposed boundaries thereof; and,

WHEREAS, the Authority, by CDA Resolution No. 448, adopted January 13, 2004, has designated the boundaries of the tax incremental district recommended by it to be created and submitted such recommendation to the Common Council of the City of West Allis (the "Common Council"), pursuant to Sec. 1105(4)(b) of the Wisconsin Statutes; and,

WHEREAS, pursuant to Sec. 66.1105(4)(g) of the Wisconsin Statutes, the Common Council has, by resolution adopted concurrently herewith, approved the Project Plan for the District (the "Project Plan").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that upon the recommendation of the Authority and pursuant to Sec. 1105(4)(gm) of the Wisconsin Statutes, it hereby creates "Tax Incremental District Number Seven, City of West Allis," as of January 1, 2004, the boundaries of which are as described and shown on Exhibit "A", which is attached hereto and by reference made a part hereof (the "District").

BE IT FURTHER RESOLVED by the Common Council that it hereby makes the findings with respect to the District as follows:

1. Not less than fifty percent (50%), by area, of the real property within the District is a blighted area or in need of rehabilitation or conservation work; and,
2. The improvement of the aforesaid area is likely to enhance significantly the value of

substantially all of the real property in the District; and,

3. The project costs relate directly to eliminating blight, consistent with the purpose for which the District is created under Sec. 1105(4)(gm)4.a. of the Wisconsin Statutes; and,

4. The equalized value of taxable property of the District, plus the value increment of all existing districts within the City of West Allis, does not exceed seven percent (7%) of the total equalized value of taxable property within the City of West Allis.

cc: Dept. of Development

h:\r\DEV-R-329\2-3-04\jmg

ADOPTED February 18 2004

Paul M. Ziehler

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED February 23, 2004

Jeannette Bell

Jeannette Bell, Mayor

EXHIBIT A

LEGAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER SEVEN

FORMER ALLIS-CHALMERS MANUFACTURING COMPLEX:

LEGAL DESCRIPTION:

A land located in the Southwest $\frac{1}{4}$, Southeast $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of Section 34, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, more particularly described as follows:

Beginning at the northwest corner of Parcel 2, Certified Survey Map No. 5845; thence South $88^{\circ}14'49''$ East, 502.81 feet, to the northwest corner of Parcel 1 of Certified Survey Map No. 5594; thence continue South $88^{\circ}14'49''$ East, 738.74 feet; thence South $73^{\circ}10'23''$ East, 71.11 feet; thence South $10^{\circ}34'16''$ West, 16.00 feet; thence South $87^{\circ}00'01''$ East, 27.97 feet; thence South $70^{\circ}07'12''$ East, 35.99 feet; thence South $60^{\circ}49'00''$ East, 52.05 feet, to the point on curve concave to the southwest; thence southeasterly along the arc of the curve, 135.61 feet, with radius of 377.06 feet and chord length of 134.88 feet; thence South $01^{\circ}46'18''$ East, 310.73 feet; thence South $89^{\circ}36'00''$ West, 20.62 feet; thence South $00^{\circ}08'33''$ West, 526.67 feet, to the point on west right-of-way line of South 63rd Street; thence due South, 226.50 feet, along said west line to the north right-of-way line of West Mineral Street; thence South $89^{\circ}36'00''$ West, 300.20 feet, along said north line to the west right-of-way line of South 64th Street; thence due South, 300.00 feet, along said west line to the north right-of-way line of West Washington Street; thence South $89^{\circ}35'20''$ West, 274.52 feet, along said north line to the west right-of-way line of South 65th Street; thence South $00^{\circ}01'20''$ East, 30.00 feet, along said west line; thence South $89^{\circ}35'20''$ West, 116.78 feet; thence South $00^{\circ}29'00''$ West, 30.00 feet; thence South $89^{\circ}35'20''$ West, 41.30 feet, to the point on east line of Parcel 1 of Certified Survey Map No. 6388; thence South $00^{\circ}12'30''$ East, 119.88 feet; thence South $00^{\circ}18'05''$ West, 464.29 feet, to the point on curve concave to the southeast; thence southwesterly along the arc of said curve, 136.67 feet, with radius of 640.43 feet and chord length of 136.41 feet; thence South $75^{\circ}53'30''$ East, 18.13 feet; thence South $16^{\circ}22'30''$ West, 28.43 feet; thence South $02^{\circ}52'20''$ West, 69.23 feet; thence North $88^{\circ}05'51''$ East, 8.17 feet; thence South $01^{\circ}31'30''$ East, 47.74 feet; thence South $11^{\circ}14'48''$ East, 103.63 feet; thence South $01^{\circ}01'10''$ East, 167.00 feet, to the north right-of-way line of West Greenfield Avenue; thence South $88^{\circ}05'31''$ West, 342.94 feet, along said north line; thence North $01^{\circ}04'33''$ West, 163.29 feet; thence South $88^{\circ}51'51''$ West, 49.63 feet; thence North $01^{\circ}08'09''$ West, 10.17 feet; thence South $88^{\circ}51'51''$ West, 30.35 feet; thence North $01^{\circ}04'33''$ West, 120.94 feet; thence South $88^{\circ}55'27''$ West, 227.50 feet; thence North $01^{\circ}04'02''$ West, 69.72 feet; thence North $88^{\circ}55'27''$ East, 180.49 feet; thence North $01^{\circ}04'33''$ West, 554.31 feet; thence South $88^{\circ}53'27''$ West, 509.61 feet; thence North $61^{\circ}47'49''$ West, 59.86, to the southeast corner of Parcel 3 of Certified Survey Map No. 6388; thence North $01^{\circ}01'17''$ West, 633.78 feet, to the south right-of-way line of West Washington Street; thence North $89^{\circ}14'21''$ East, 539.29 feet, along said south line to the east line of Parcel 1 of Certified Survey Map No. 6542, extended; thence North $00^{\circ}38'53''$ West, 596.47 feet, along said east line; thence North $88^{\circ}58'07''$ West, 334.24 feet, along north line of said Parcel 1; thence North $00^{\circ}26'42''$ East, 433.70 feet, to the Point of Beginning.



CITY OF WEST ALLIS

WISCONSIN



CITY ASSESSOR

March 16, 2004

John F. Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Incremental District Number Seven

Dear Mr. Stibal:

The percentage of taxable property in all tax incremental districts compared with all taxable property in the City of West Allis for 2003 is:

TOTAL TIF VALUE	\$94,435,003	2003 Assessments
TOTAL CITY	\$3,056,629,962	2003 Assessments
%	.0309%	

Total TIF Value includes TIF #6 and #7

Sincerely,

Charles F. Ruud
City Assessor



CITY OF WEST ALLIS

WISCONSIN



OFFICE OF THE CITY ATTORNEY

City Attorney
Scott E. Post

Assistant City Attorneys
Sheryl L. Kuhary
Jeffrey J. Warchol
Janilyn K. Knorr

ATTACHMENT NO. 2

April 22, 2004

John F. Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Incremental District Number Seven

Dear Mr. Stibal:

Pursuant to your request, I have reviewed the Project Plan for Tax Incremental District Number Seven. Based upon that review, I am of the opinion that the Plan complies with all of the statutory requirements of Wis. Stats. §66.1105(4)(f) and am rendering this opinion in compliance with that statutory provision.

Yours very truly,

Scott E. Post
City Attorney

SEP:da
H/Scott/CDA/TIF7-opinion-JStibal