

44



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2006-0184      Communication      In Committee

Communication from the Director of Development transmitting the decision of the Joint Review Board with respect to Tax Incremental District Number Nine.

Introduced: 4/4/2006

Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>4/4/06</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
			Reinke	✓			
	✓		Sengstock				
			Vitale	✓			
		✓	Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair [Signature]      Vice-Chair \_\_\_\_\_      Member \_\_\_\_\_

COMMON COUNCIL ACTION place on file

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>4-4-06</u>			Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>1</u>		

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL  
2004**

**ADMINISTRATION & FINANCE**

Chair: Michael J. Czaplewski  
Vice-Chair: Martin J. Weigel  
Gary T. Barczak  
Thomas G. Lajsic  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Richard F. Narlock  
Vice-Chair: Linda A. Dobrowski  
Kurt E. Kopplin  
Vincent Vitale  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Vincent Vitale  
Gary T. Barczak  
Martin J. Weigel  
Rosalie L. Reinke

**LICENSE & HEALTH**

Chair: Kurt E. Kopplin  
Vice-Chair: James W. Sengstock  
Linda A. Dobrowski  
Richard F. Narlock  
Michael J. Czaplewski

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Gary T. Barczak  
Linda A. Dobrowski  
Vincent Vitale  
Martin J. Weigel



# CITY OF WEST ALLIS

WISCONSIN



Department of Development

**JOHN F. STIBAL**  
*Director*

March 30, 2006

The Honorable Jeannette Bell and  
Members of the Common Council  
West Allis City Hall  
West Allis, Wisconsin

RE: Transmittal of Decision of the Joint Review Board with respect to  
Tax Incremental District Number Nine

Dear Mayor Bell and Common Council Members:

On behalf of the Joint Review Board, it is my pleasure to herewith submit the Board's favorable decision with respect to authorizing Tax Incremental District Number Nine. At the Board's meeting on March 22, 2006, Resolution R-2006-0073, which authorizes the creation and describes the boundaries of Tax Incremental District Number Nine, and Resolution R-2006-0072, which authorizes the Project Plan of Tax Incremental District Number Nine, were reviewed and it was unanimously recommended by the Board that the creation, boundaries and Project Plan for Tax Incremental District Number Nine be approved.

If you have any questions relative to this matter, please feel free to contact this office.

Sincerely,

John F. Stibal  
Director, Department of Development

JFS:jmg

h\t9\c-jrb-t-cc

cc: Scott Post, City Attorney  
Sharon Lesak, City Real Estate Agent

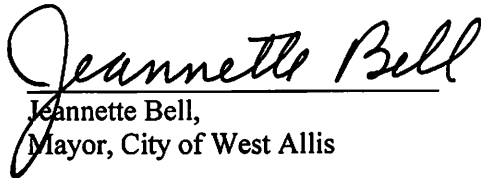
Joint Review Board  
Approval of Tax Incremental District Number Nine  
City of West Allis, Wisconsin

The Joint Review Board convened to review the proposal of the City of West Allis, Wisconsin, to approve Tax Incremental District Number Nine, City of West Allis, at a meeting duly noticed and held in the Common Council Chambers, West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin 53214, on March 22, 2006, at 12:00 noon. By roll call vote, on motion duly made, seconded and carried unanimously, the Joint Review Board for Tax Incremental District Number Nine adopted the following resolutions:

RESOLVED that City of West Allis Resolution No. R-2006-0073, a Resolution to approve the creation of Tax Incremental District Number Nine, City of West Allis, Wisconsin, and describe the boundaries thereof, pursuant to Section 66.1105(4)(gm) of the Wisconsin Statutes, adopted March 21, 2006, be and is hereby approved.

RESOLVED that City of West Allis Resolution No. R-2006-0072, a Resolution to approve the Project Plan for Tax Incremental District Number Nine, City of West Allis, Wisconsin, adopted March 21, 2006, be and is hereby approved.

Approved:

  
Jeannette Bell,  
Mayor, City of West Allis

h\j-t9-app\cc



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2006-0073**

**Final Action:**

Resolution to create Tax Incremental District Number Nine, 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. 66.1105(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. 585, adopted February 28, 2006, 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. 66.1105(4)(gm) of the Wisconsin Statutes, it hereby creates "Tax Incremental District Number Nine, City of West Allis," as of January 1, 2006, 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. 66.1105(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 twelve percent (12%) of the total equalized value of taxable property within the City of West Allis.

cc: Dept. of Development

h:\Dev-R-418-3-7-06\jmg

ADOPTED

March 21, 2006

Paul M. Ziehler

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

APPROVED

March 27, 2006

Jeannette Bell

Jeannette Bell, Mayor



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

File Number: R-2006-0072

Final Action:

Resolution approving the Project Plan for Tax Incremental District Number Nine, City of West Allis, Wisconsin

WHEREAS, pursuant to Section 66.1105 of the Wisconsin Statutes, the Common Council, by Resolution adopted concurrently herewith, created Tax Incremental District Number Nine, City of West Allis (the "District"), and described the boundaries thereof; and,

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") has prepared, adopted and submitted to the Common Council a proposed Project Plan for the District (2006-0118), dated February 28, 2006; and,

WHEREAS, the Plan Commission of the City of West Allis has reviewed and determined that the proposed Project Plan is in conformity with the Master Plan of the City of West Allis and has submitted its report to the Common Council (2006-0119), dated March 2, 2006; and,

WHEREAS, the Authority has duly noticed and held a Public Hearing at which all interested persons were afforded a reasonable opportunity to express their views on the proposed Project Plan, pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes; and,

WHEREAS, the Chief Executive Officers or Administrators of all local governmental entities having the power to levy taxes on property within the District and to the School Board of the School District of West Allis - West Milwaukee, et al., which includes property located within the District, received a copy of the Notice of Public Hearing, pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes; and,

WHEREAS, owners of the property identified to be included under Section 66.1105(4)(gm)4 of the Wisconsin Statutes as blighted or in need of rehabilitation or conservation work received notice of the proposed finding and the date of the Public Hearing held pursuant to Section 1105(4)(e) of the Wisconsin Statutes at least fifteen (15) days prior to the date of such hearing.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, pursuant to its authority under Section 66.1105(4)(g) of the Wisconsin Statutes, that the Project Plan for the District, a copy of which is attached hereto as an Exhibit and by reference made a part hereof, be and is hereby approved.

BE IT FURTHER RESOLVED by the Common Council that the Project Plan for the District, herein

approved, is feasible and in conformity with the Master Plan of the City of West Allis.

BE IT FURTHER RESOLVED that not less than fifty percent (50%) of the real property within the District meets the definition of blight per Section 66.1333 of the Wisconsin Statutes, and therefore constitutes a blighted area District; and,

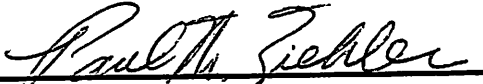
BE IT FURTHER RESOLVED that the District would foster development likely to enhance significantly the value of substantially all properties within the District and that project costs relate to eliminating blight; and,

BE IT FURTHER RESOLVED that the equalized value of the District plus all existing tax incremental Districts of the City does not exceed twelve percent (12%) of the total equalized value of taxable property within the City.

cc: Dept. of Development

h:\Dev-R-417-3-7-06\jmg

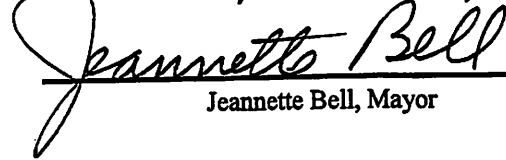
ADOPTED March 21, 2006



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

APPROVED

March 22, 2006



Jeannette Bell, Mayor