

47.



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2011-0104 Resolution Introduced

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

Introduced: 4/19/2011

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>4/19/11</u>			Barczak				
			Czaplewski				
		✓	Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Roadt				
			Sengstock				
		✓	Vitale		✓		
			Weigel				
		TOTAL		<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair Vice-Chair Member

COMMON COUNCIL ACTION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>APR 19 2011</u>			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
		✓	Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Roadt			✓	
			Sengstock				✓
			Vitale		✓		
			Weigel		✓		
		TOTAL		<u>8</u>	<u>1</u>		<u>1</u>



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2011-0104

Final Action:
APR 19 2011

Sponsor(s): Safety & Development Committee

Resolution to create Tax Incremental District Number Thirteen, 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. 858, adopted April 12, 2011, 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. 66.1105(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 Thirteen, City of West Allis," as of January 1, 2011, 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 in need of

rehabilitation or conservation work within the meaning of Section 66.1337(2m)(b) of the Wisconsin Statutes; 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 serving the rehabilitation or conservation of the area; 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.

5. That without the creation of the District, redevelopment would not occur or be financially feasible.

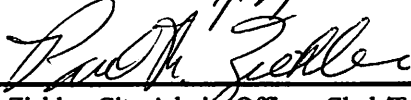
Attachment: Exhibit A (Boundaries)

cc: Dept. of Development

q/res/Dev-R-632-4-19-11

ADOPTED

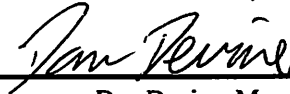
4/19/11



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

APPROVED

4/20/11



Dan Devine, Mayor

Exhibit A

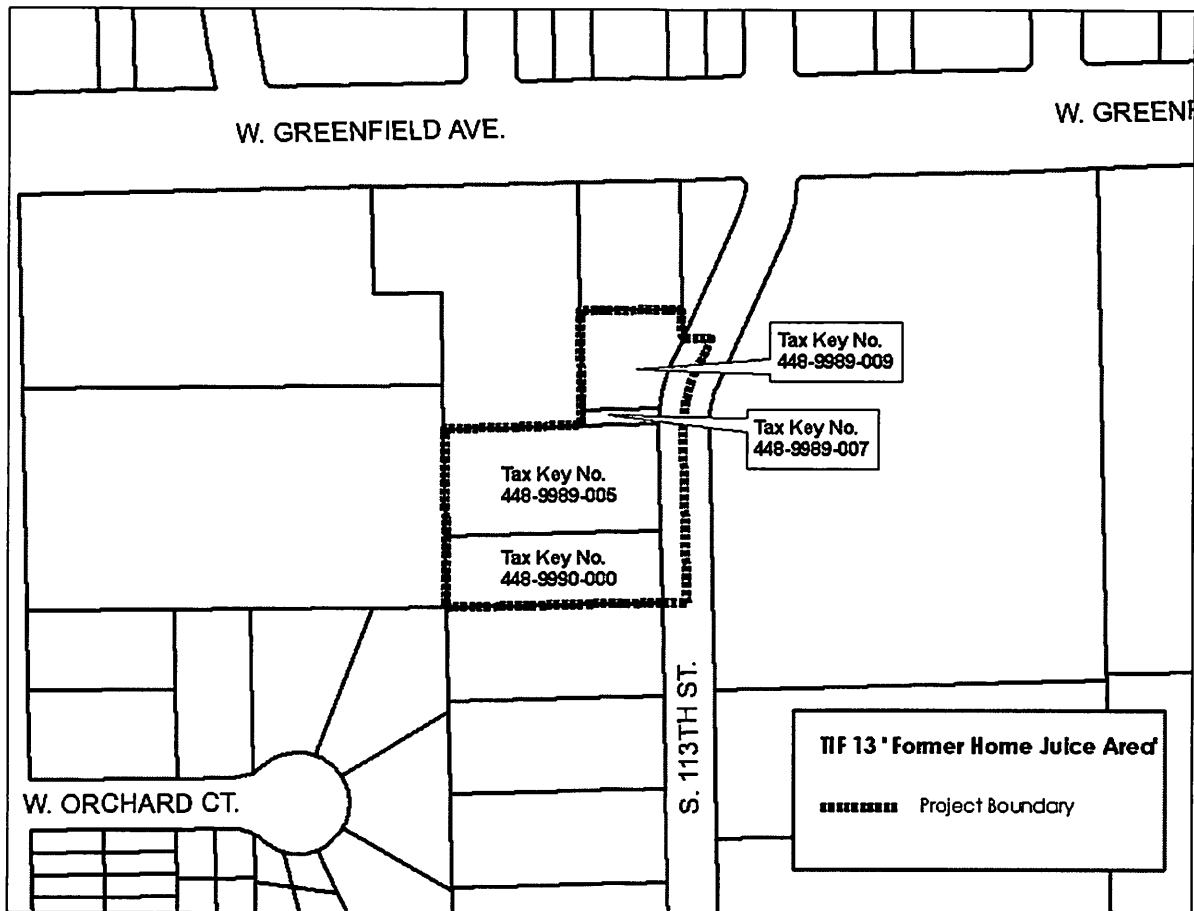
Tax Incremental District Number Thirteen, City of West Allis

Legal Description

A tract of land located in the Northeast ¼ of Section 6, Township 6 North, Range 21 East, more particularly described as follows:

Beginning at the Southeast corner of the Parcel 3, Certified Survey Map No. 3902; thence Northerly, 209.50 feet; thence Easterly, 164.50 feet; thence Northerly, 134.50 feet; thence Easterly, 120.00 feet; thence Southerly, 36.13 feet, to the Westerly right-of-way line of South 113th Street; thence Easterly, 33.34 feet, to the centerline of the South 113th Street; thence Southwesterly, 48.53 feet, along said centerline to the point of curvature; thence continue Southwesterly, 56.20 feet, along the arc of the curve with radius of 125.68 feet and chord length of 55.73 feet; thence Southerly, 209.89 feet, along the centerline of South 113th Street; thence Westerly, 314.86 feet, to the Point of Beginning.

Said land contains 1.77 Acres, more or less.



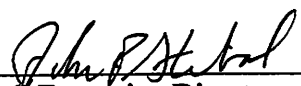


OFFICE OF EXECUTIVE DIRECTOR
COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF WEST ALLIS, WISCONSIN

CERTIFICATION

April 12, 2011

I hereby certify that the attached is a true and correct copy of Resolution No. 858 approving the Project Plan for Tax Incremental District Number Thirteen, City of West Allis, Wisconsin, adopted at a regular meeting of the Community Development Authority of the City of West Allis held on April 12, 2011.



John F. Stibal, Executive Director
Community Development Authority