

Exhibit B

116th & Rogers Redevelopment Plan Amendment #1



Prepared by:
Department of Development
City of West Allis
www.westalliswi.gov

Amendment #1
January 21, 2014

Amendment Number One to the 116th & Rogers Redevelopment Plan

I. Introduction

A. Role of the Amended Redevelopment Plan

The Department of Development has prepared an Amended Redevelopment Plan, amending the boundaries of the Plan to include an additional four (4) properties to the south of W. Rogers St. The Amended Plan allows the Community Development Authority of West Allis (CDA) to prepare undertakings and activities in the Project Area for the elimination and for the prevention of the development or spread of slums and blight. Section 66.1333 of Wisconsin State Statutes states that the Redevelopment Plan may involve acquisition, clearance/demolition and redevelopment in a project area, or any combination or part of the undertakings and activities.

B. Executive Summary

The 116th & Rogers Redevelopment Plan is located in the vicinity of S. 116 St. and W. Rogers St., on the City's northwest end. The 116th & Rogers Redevelopment Plan was designed to encourage the revitalization of underutilized trucking terminals and industrial properties. The Area was formed into a Tax Incremental District (TID #10) in 2008 to help promote redevelopment. The Community Development Authority of the City of West Allis (CDA) presently owns the two former truck terminals (Parcels A and B as identified on **Map No. 1 – Original Parcel Map**). These properties were acquired by voluntary acquisition. As part of the initial preparation for redevelopment, the CDA has performed preliminary environmental investigations and marketed the area to prospective developers.

The CDA recommended adoption on August 13, 2013 and the Common Council of the City of West Allis adopted the 116th & Rogers Redevelopment Plan on September 3, 2013. The "original Redevelopment Plan" consisted of three (3) properties on 9.585 acres of land located near the intersection of S. 116th St. and W. Rogers St. The area is occupied by two former trucking terminals, office buildings and a railroad spur that splits them. All three parcels possess numerous conditions of slum and blight, including some types of environmental contamination.

After discussions with potential developers, the CDA has reevaluated the prospective development of the former trucking terminals, and has come to the conclusion that full redevelopment potential cannot be achieved without the acquisition of the privately-owned railroad spur that splits the former trucking parcels.

The privately-owned and blighted railroad spur has associated easements rights tied to four (4) properties south of W. Rogers St., and the Redevelopment Plan must be amended to include these four (4) properties and their associated easements. Refer to **Map No. 2 - Amended Boundary Map**. The Amended 116th & Rogers Redevelopment Area consists of approximately 30.12 acres.

C. Site History

The Amended Redevelopment Plan encompasses seven (7) properties within an industrial area: one (1) property to the west, located at 11528 W. Rogers St., owned by the CDA; one (1) parcel to the east, located at 11406 W. Rogers, owned by the CDA; one railroad spur (1) parcel, located at 114** W. Rogers St, owned by D.H. Overmyer; and four (4)

industrial parcels located to the south of W. Rogers St., located at 2025-2207 S. 114 St. (owned by 114th Street W A, LLC), 2100 S. 116 St. (owned by KFQF Investments 1, LLC), , 2030 S. 116 St. (owned by Stricker Anton 7 Shirley Trust), and 11515 W. Rogers St. (owned by the City of West Allis). The chart below indicates how parcels will be reference in the rest of this document:

Parcel ID	Address	Parcel Number	Owner
Parcel A	11528 W. Rogers St.	481-9993-010	CDA
Parcel B	11406 W. Rogers St.	481-9993-013	CDA
Parcel C	114** W. Rogers St.	481-9993-012	D.H. Overmyer
Parcel D	2025-2207 S. 114 St.	481-9993-032	114th Street W A, LLC
Parcel E	2100 S. 116 St.	481-9993-015	KFQF Investments 1, LLC
Parcel F	2030 S. 116 St.	481-9993-033	Stricker Anton 7 Shirley Trust
Parcel G	11515 W. Rogers St.	481-9993-028	City of West Allis

D. Location

This project will be referred to as Amendment #1 to the 116th & Rogers Redevelopment Plan, the “Project”. The Amended Project Area is centrally located within the northeastern part of the City and bounded on the west by S. 116 St. and public park space; on the north by the Union Pacific Railroad and multi-family and light industrial properties; on the south by light industrial properties; and on the east by light industrial properties. The total area of the Amended District is approximately 30.12 acres.



E. Blighting Influences

Blighting Influences identified in the original 116th & Rogers Redevelopment plan remain the same with the Amendment. The original 116th & Rogers Redevelopment Plan identified three (3) distinct causes of blight in the Project Area. The Amended Plan identifies additional blight in the Project Area, of which are identified as the easement rights to Parcel C, the privately-owned railroad spur. Parcels D, E, F and G all have easement rights to use Parcel C. These easement rights extend from the north property line of Parcel C, to the south property line of Parcel D. These easement rights have not been utilized for over 17 years. W. Rogers St. is paved over the tracks, which makes a rail connection from Parcel C to Parcels D, E, F and G physically impossible. Parcel C is in deteriorating condition and not utilized, and the tracks along Parcels D, E, F and G are also in deteriorating condition and not utilized.

II. Project Activities

A. Description of Activities

The activities within the Amended Redevelopment Area are designed to encourage redevelopment of the existing former trucking terminal and the abandoned railroad spur. The following activities are essential to removing the current barriers to private redevelopment.

Amended activities include the acquisition of the 0.2844-acre railroad spur and associated easements owned by the four (4) parcels to the south of W. Rogers St.

B. Proposed Improvements and Projects

- Property Acquisition for Redevelopment. To foster and facilitate redevelopment within the District, the CDA may acquire property and associated easement rights within the District. Costs associated and related to the acquisition of real estate are eligible costs. If total Project Costs incurred by the CDA to acquire property and make it suitable for redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stats. Section 66.1105(2)(f) 1.c., and subject to recovery as an eligible Project Costs.

C. Development Options

Development Options identified in the original 116th & Rogers Redevelopment plan remain the same with the Amendment.

III. Statement of Project Area

The Project Area is generally known as the Amended 116th & Rogers Redevelopment Area. The legal description is provided in **Exhibit No. 1 - Legal Description** and the area is depicted on **Map No. 2 – Amended Boundary Map**.

IV. Description of Project

A. Project Objectives. The objectives of the Amended 116th & Rogers Redevelopment Plan remain the same as the original Plan.

B. Redevelopment Actions. The general redevelopment actions included in this Amended Redevelopment Plan remain the same as the original Plan. Specific actions deemed necessary to achieve the objectives of this Amended Plan include acquisition of the railroad spur real property and associated easement rights tied to the real property.

C. Acquisition. All real property and associated easements to be acquired are necessary or incidental to the implementation of this Project, as identified on **Map No. 4 – Amended Proposed Property Acquisitions**. The **Schedule of Land to be Acquired** is also provided as **Exhibit 3**. Two (2) of the properties within the Redevelopment Plan, 11406 and 11528 W. Rogers St., are already owned by the Community Development Authority of the City of West Allis.

D. Disposition. The general location and extent of land needed for Project Improvements, public right of ways, easements, and conveyance for redevelopment in accordance with the uses, requirements and controls set forth in Section V and in other applicable sections of this Plan, are shown on **Map No. 5 - Amended Existing & Proposed Land Use**. All other aspects of this section remain the same as the original Plan.

V. Land Use Plan

In order to achieve the objectives of this Plan, all development proposals for land within the Project Area will be subject to the regulations specified in this Plan and applicable State and City codes and ordinances. In those instances where the provisions and regulations set forth in this Plan are more restrictive than those prescribed in applicable State and local codes and ordinances, as may be amended from time to time, the more restrictive regulations imposing a higher standard shall govern, unless otherwise specifically waived by the Common Council. This entire section remains the same as the original Plan.

VI. Project Proposals

This entire section remains the same as the original Plan.

VII. Conformance with State and Local Requirements

A. Conformance to the General Plan of the City. This Amended Plan was duly considered and determined to be in general conformity, in principal, with the City's Comprehensive Land Use Plan by the City's Plan Commission.

B. Relationship to Definite Local Objectives. This Plan has been carefully established to generally conform to objectives stated in the original Plan. No changes are proposed to this section in the Amended Plan.

C. Statement of Project Area. The boundaries of the Project Area are legally described in Exhibit No. 1 Legal Description hereof and depicted on **Map No. 2 – Amended Boundary Map**.

D. Map of Existing Uses. The existing property conditions are shown on **Map No. 3 – Existing Property Conditions**.

E. Land Use Plan of Proposed Uses. Proposed property acquisition is shown on **Map No. 4 – Amended Proposed Property Acquisition**, existing and proposed land uses are shown on **Map No. 5 – Existing & Proposed Land Use**, and existing and proposed zoning is shown on **Map No. 6 – Amended Existing & Proposed Zoning**.

F. Standards of Population Density. No residential uses are proposed with this Amended Redevelopment Plan.

G. Land Coverage and Building Intensity shall not exceed conditions set forth in the original Redevelopment Plan.

H. Present and Potential Equalized Value for Property Tax Purposes.

Present (2012)					
Parcel	Land	Improvements	Total	Equalized Value	Taxes (26.0111)
A (11528 W. Rogers St.)	\$ -	\$ -	\$ -	\$ -	\$ -
B (11406 W. Rogers St.)	\$ -	\$ -	\$ -	\$ -	\$ -
C (114** W. Rogers St.)	\$ 6,200	\$ -	\$ 6,200	\$ 5,677	\$ 161
Total	\$ 6,200	\$ -	\$ 6,200	\$ 5,677	\$ 161
Projected					
Parcel	Land	Improvements	Total	Equalized Value	Taxes (26.0111)
A (11528 W. Rogers St.)	\$ 600,000	\$ 3,600,000	\$ 4,200,000	\$ 4,200,000	\$ 109,247
B (11406 W. Rogers St.)	\$ 600,000	\$ 3,600,000	\$ 4,200,000	\$ 4,200,000	\$ 109,247
C (114** W. Rogers St.)	\$ 9,000	\$ -	\$ 9,000	\$ 9,000	\$ 234
Total	\$ 1,209,000	\$ 7,200,000	\$ 8,409,000	\$ 8,409,000	\$ 218,727
Projected Increment	\$ 1,202,800	\$ 7,200,000	\$ 8,402,800	\$ 8,403,323	\$ 218,566

I. Statement of Proposed Changes in Zoning Ordinances or Maps and Building Codes and Ordinances. The Project Area as shown on **Map 6 - Existing & Proposed Zoning**, is M-1 Manufacturing District. The City of West Allis Official Zoning Boundary Map is proposed to be maintained as noted in **Map 6 – Existing & Proposed Zoning**. No changes are planned for the City Building Codes.

J. Statement of Required Site Improvements and Additional Public Utilities. Site improvements and additional public utilities required to support new land uses in the area after development will be provided by the Developer as needs and conditions dictate. Please refer to **Exhibit 4 - Estimated Redevelopment Costs** for cost estimates of environmental remediation and site improvements to be undertaken by the City.

K. Statement of a Feasible Method Proposed for Relocation. No parties are displaced by the Plan; however, parties with easement rights will be notified of relocation rights per Wisconsin State Law.

VIII. Procedure for changes in the approved plan

At any time after the Project Area Plan has been approved by both the Community Development Authority (CDA) and the Common Council of the City of West Allis, it may be modified in accordance with the provisions and procedures set forth in applicable subsections of s. 66.1333, Wis. Stats., as may be amended from time to time.

IX. List of Exhibits and Maps

The Exhibits and Maps incorporated into the Amended Redevelopment Plan are by this reference made a part thereof as follows:

Exhibits

Exhibit No. 1 – Legal Description

Exhibit No. 2 – Determination of Blight

Exhibit No. 3 – Schedule of Lands to be Acquired

Exhibit No. 4 – Estimated Redevelopment Costs and Net Public Costs

Maps

Map No. 1 – Parcel Map

Map No. 2 – Boundary Map

Map No. 3 – Existing Property Conditions

Map No. 4 – Proposed Property Acquisition

Map No. 5 – Existing & Proposed Land Use

Map No. 6 – Existing & Proposed Zoning

Exhibit No. 1
116th & Rogers Redevelopment Area
LEGAL DESCRIPTION:

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

Beginning at the Southwest corner of Lot 2, Certified Survey Map No. 1513; thence Northwesterly, 188.96 feet, to the point on curve, concave to the right; thence Northwesterly, 350.71 feet, along the arc of the curve; thence Northwesterly, 7.98 feet to the point on curve, concave to the left; thence Northwesterly, 265.18 feet, along the arc of said curve to the Southwest corner of Parcel 1, Certified Survey Map No. 5306; thence Northwesterly, 69.37 feet; thence Northerly, 757.53 feet, to the Northwest corner of Lot 1, Certified Survey Map No. 749; thence Easterly, 818.43 feet, to the Northeast corner of Lot A, Certified Survey Map No. 943; thence Southerly, 519.10 feet, to the North right-of-way line of West Rogers Street; thence Westerly, 194.72 feet, along the said line to the West right-of-way line of South 114th Street, extended; thence Southerly, 1890.00 feet, along the said West right-of-way line; thence Westerly, 293.90 feet; thence Northwesterly, 759.30 feet; thence Northwesterly, 263.00 feet to the Point of Beginning.

Said land contains 30.12 Acres, more or less.

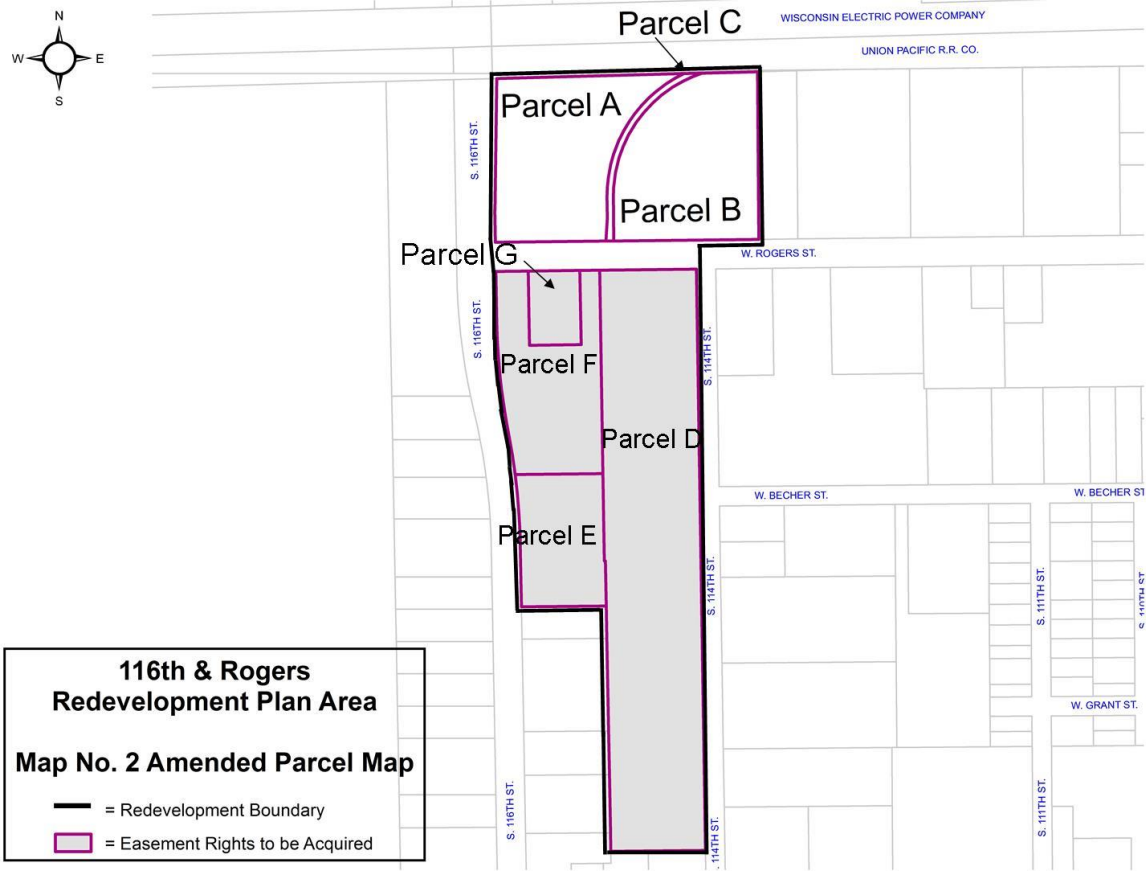
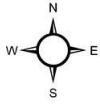


Exhibit No. 2
DETERMINATION OF BLIGHT



DEPARTMENT OF BUILDING INSPECTIONS &
NEIGHBORHOOD SERVICES

414/302-8400
414/302-8402 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.westalliswi.gov

July 24, 2013

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

RE: Rogers Street, east of 116th Street Redevelopment Area Blight Determination

Mr. Schloss:

I have reviewed the above-referenced redevelopment area to determine if the defined area is a blighted area in accordance with the definition in Wisconsin State Statutes Section 66.1333(2m)(b).

My review found the area to have numerous blighting conditions as defined in State Statutes, that when combined, finds the subject area to be a blighted area.

Surveyed properties in the development area included a total of 3 land parcels with uses as follows:

- 2 commercial uses
- 1 vacant abandoned parcel between the commercial uses

Several key factors were considered in my evaluation of the development area, as follows:

- Age of buildings
- State of deterioration and property maintenance
- Provisions for open space and lot layout
- Obsolete platting

Building Age

There are a total of (2) main buildings and (1) accessory building on the (2) commercial parcels. The three buildings were all constructed in 1969, which makes them 44 years old.

The age review determines that the area has a predominance of aging structures which would have continual problematic maintenance issues. Also, age is an indication of when the current development occurred. This development area has its beginnings in the mid 1900's and lacks the benefit of new planning principles (i.e. land use – industrial/trucking use adjacent to park land, landscaping and screening, etc.)

State of Deterioration and Property Maintenance

All of the properties are vacant and have been abandoned. They all have deferred maintenance to the structures and to the land itself. All of the properties have weeds, asphalt that is cracked and deteriorated, dead landscaping, and fences in disrepair.

The vacant property between the two commercial buildings has abandoned railroad tracks that are overgrown with weeds and trees. Most of the train rails have been removed for (2) driveways and fences that cross the property.

Both of the commercial properties have extensive damage to the facade. There are broken doors and windows on all sides of all three buildings. There are damaged metal panels on the exterior of the walls which prevents the buildings from being weatherproof or rodent-proof. There are piles of rubble and debris around the perimeter of the properties.

Provisions for Open Space and Lot Layout

The properties were laid out using outdated planning principals allowing for conflict between use (park land abutting manufacturing/heavy commercial) and other issues regarding landscape buffers at the perimeter of the properties, and landscaping islands within a property. Approximately 90% of the commercial properties have impervious surfaces with no means for storm water management. This puts a tremendous strain on the storm sewer systems.

Obsolete Platting

The vacant parcel between the two commercial properties is not a developable parcel. The parcel is an abandoned railroad spur which is no longer in use. The parcel is only approximately 20' wide by 600' long on a curve. In a manufacturing zoned district, there are no uses that would fit on that parcel on its own. There is no driveway access to the lot from the street.

Summary Declaration of Blighted Area

I have surveyed the 116th St./Rogers Street Redevelopment Area and have determined the defined area to be a blighted area when considering the numerous allowed factors under the definition of "blighted area" in the State Statutes. Therefore, in my opinion, the subject redevelopment area is a "blighted area" as defined in Wisconsin State Statutes Section 66.1333(2m)(b).

Sincerely,



Ed Lisinski, Assistant Director
Building Inspection and Neighborhood Services

Cc: John Stibal, Director of Development
Scott Post, City Attorney

Exhibit No. 3
SCHEDULE OF LAND AND EASEMENT RIGHTS TO BE ACQUIRED

Project ID	Tax Key No.	Property Address	Owner's Name	Tenant/Use	CDA Intent of Acquisition	Acreage
Parcel C	481-9993-012	114** W. Rogers	DH Overmeyer	Abandoned Rail Spur	Acquire real property	.284
Parcel D	481-9993-032	2025-2207 S. 114 St.	114th Street W A, LLC	Ferguson Kitchen & Bath display/storage	Acquire easement rights	12.294
Parcel E	481-9993-015	2100 S. 116 St.	KFQF Investments 1, LLC	Winter Services, Inc./storage	Acquire easement rights	2.474
Parcel F	481-9993-033	2030 S. 116 St.	Stricker Anton 7 Shirley Trust	Truck terminal/industrial/flex space	Acquire easement rights	3.601
Parcel G	481-9993-028	11515 W. Rogers St.	City of West Allis	City water tower	Acquire easement rights	.845

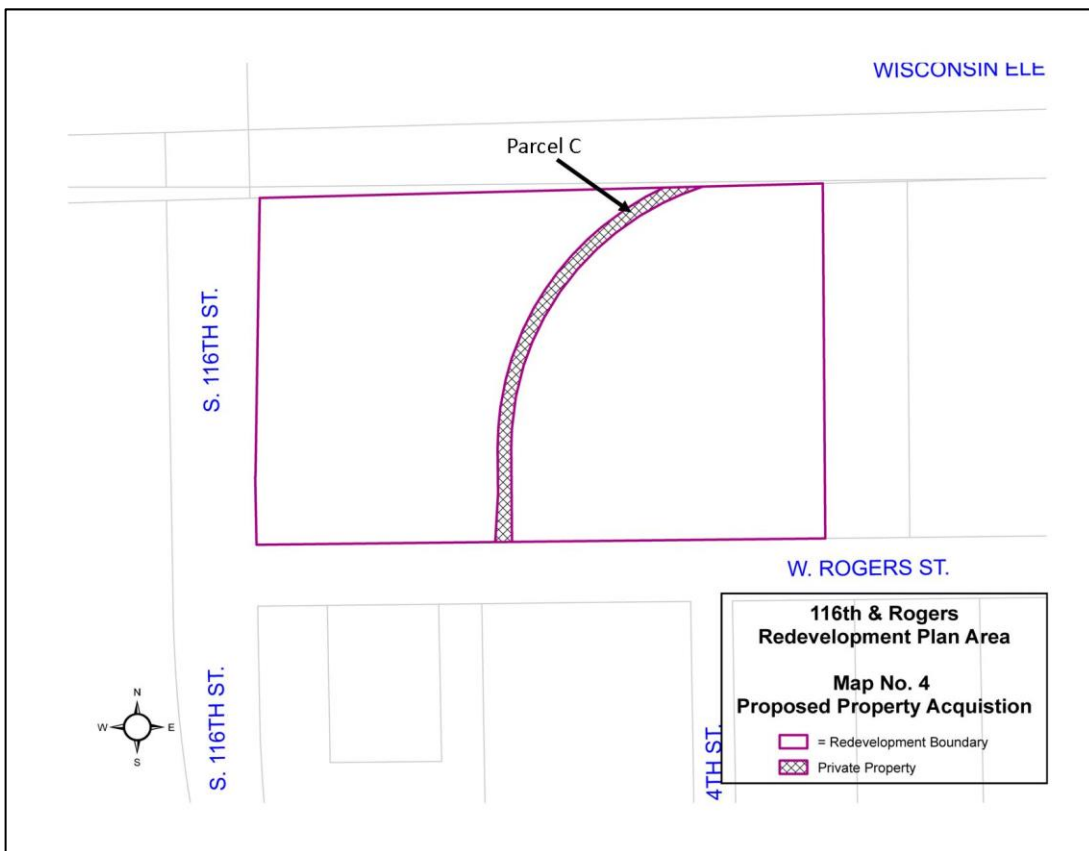


Exhibit No. 4

ESTIMATED REDEVELOPMENT COSTS & NET PUBLIC COSTS

Project Activity	TIF Plan Budget
1. Acquisition	\$2,900,000
2. Relocation	\$0
3. Environmental Clean-Up	\$157,000
4. Demolition	\$315,000
5. Public Infrastructure	\$0
6. Administration	\$255,000
7. Interest Expense	\$0
8. Contingency	\$135,000
TOTAL	\$3,762,000

Net Public Costs: \$444,099 – Amount borrowed to complete redevelopment efforts

Projected Revenue Sources	Budget
1. Land Sales	\$500,000
2. Grants (Brownfield, SAG, Ready-for-Reuse)	\$127,000
3. New Market Tax Credit Funds	\$345,000
4. TIF	\$2,790,000
TOTAL	\$3,762,000

Amended Maps

