



City of West Allis

Resolution: R-2019-0498

File Number: R-2019-0498

Final Action: 8/6/2019

Sponsor(s): Safety & Development Committee

Resolution designating proposed boundaries and approving a project plan for Tax Incremental District No. 17 (Lincoln West Corridor), 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. 17 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work 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 owners of all property in the proposed District, 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, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on July 9, 2019 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.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that:

1. The Common Council approves that Tax Incremental District No. 17 (Lincoln West Corridor) be created with boundaries as designated in Exhibit A of this Resolution.
2. The Common Council approves and adopts the Project Plan for the District, attached as Exhibit B.
3. The Common Council hereby finds that the creation of the District promotes orderly development in the City.
4. The Common Council hereby directs the Mayor or designated staff to complete the process to establish Tax Incremental District No. 17 (Lincoln West Corridor).

DEV-R-976-7-8-19

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF TAX INCREMENTAL DISTRICT NO. 17
CITY OF WEST ALLIS

[INCLUDED IN PROJECT PLAN]

EXHIBIT B

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

ADOPTED AS AMENDED 8/6/2019

APPROVED AS AMENDED 8/9/19



Steven A. Braatz, Jr., City Clerk



Dan Devine, Mayor