

**CITY OF WEST ALLIS
RESOLUTION R-2025-4195**

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 21, APPROVING
ITS PROJECT PLAN, AND ESTABLISHING ITS BOUNDARIES**

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. 21 (the “District”) is proposed to be created by the City as a blighted area district 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. 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 the chief executive officers of Milwaukee County, the School District of West Allis-West Milwaukee, 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, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the West Allis Community Development Authority (CDA) held a public hearing on September 30, 2025 concerning the project plan, boundaries, and proposed creation of the District, providing interested parties a reasonable opportunity to express their views; and

WHEREAS, after the public hearing, the CDA designated the boundaries of the District, adopted the project plan, and recommended to the City Council that it create the District and approve the project plan.

NOW THEREFORE, be it resolved by the City Council of the City of West Allis that:

1. The boundaries of the District named "Tax Incremental District No. 21, City of West Allis" are established as specified in Exhibit A of this resolution.
2. The District is created effective as of January 1, 2026.
3. The City Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1.
 - (b) The District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) There are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the elimination of blight of the area, consistent with the purpose for which the District is created.

4. The project plan for "Tax Incremental District No. 21, City of West Allis" (see Exhibit B) is approved, and the City further finds the project plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, the City Assessor is authorized and directed to identify on the assessment roll returned and examined under Wisconsin Statutes Section 70.45 those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

SECTION 1: **ADOPTION** "R-2025-4195" of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2025-4195(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL
OCTOBER 21, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kimberlee Grob	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Chad Halvorsen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marissa Nowling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Danna Kuehn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Ald. Patty Novak	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest

Tracey Uttke

Tracey Uttke, City Clerk, City Of West
Allis

Presiding Officer

Dan Devine

Dan Devine, Mayor, City Of West
Allis

