



**Economic Development**  
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October 7, 2025

The Honorable Mayor Dan Devine and  
Members of the Common Council  
West Allis City Hall  
West Allis, Wisconsin

RE: Submittal of Amendment to the Project Plan for Tax Incremental District Number Seven (Summit Place), City of West Allis, Wisconsin and a Project Plan for the Creation of Tax Incremental District Number 21 (92<sup>nd</sup> and Greenfield), City of West Allis, Wisconsin

Dear Mayor Devine and Common Council Members:

This letter is to inform you that the Community Development Authority of the City of West Allis, at its meeting held on Tuesday, September 30, 2025, reviewed the above-referenced Project Plans and approved the plans as submitted.

The Amendment to the Project Plan for Tax Increment District Number Seven provides for the following:

1. Improvements with a ½ of the existing TIF Boundary that include:
  - a. \$880,000 for the acquisition of 4 parcels consisting of the former Motor Castings site\
  - b. A budget of \$1 million for improvements within or adjacent to Tax Increment District Number Seven.
  - c. \$500,000 for economic incentives for Makers Row tenants.
2. Donation of positive increment from Tax Increment Number Seven to resolve the approximate debt service of \$1.2 million for Tax Increment District Number Six (Juneau Highlands) and approximate debt service of \$250,000 for Tax Increment District Number 13 (former Home Juice Site). Both TIF 6 and TIF 13 will be prepared for closing in early 2026.

The Project Plan for the creation of Tax Increment District Number 21 (92<sup>nd</sup> and Greenfield), City of West Allis, Wisconsin. The plan provides for the creation of a 27-year district that has potential to generate up to \$14 million of increment based on an estimated \$40 million development. The purpose of the district is to facilitate redevelopment of the 3 acres for St. Aloysius site and remove conditions of blight. The “but for” test is to balance the public need to grow the communities tax base while financially assisting the development to achieve reasonable returns necessary to obtain financing and investment in the project.

If you have any questions, please do not hesitate to email or to call my office at any time.

Respectfully,

Patrick Schloss  
Executive Economic Development Director