

33



# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

| File Number  | Title      | Status   |
|--|------------|--|
| R-2004-0016  | Resolution | In Committee                                     |
| Resolution approving the Redevelopment Plan for the property located at 1900 S. 67 Place (former Lime Pit site). |            |  |
| Introduced: 1/15/2004  |            | Controlling Body: Safety & Development Committee |

### COMMITTEE RECOMMENDATION

ADOPT

| ACTION DATE: | MOVER | SECONDER |            | AYE | NO | PRESENT | EXCUSED |
|--------------|-------|----------|------------|-----|----|---------|---------|
| 1/20/04      | ✓     |          | Barczak    |     |    |         |         |
|              |       |          | Czaplewski | ✓   |    |         |         |
|              |       |          | Kopplin    |     |    |         |         |
|              |       |          | Lajsic     | ✓   |    |         |         |
|              |       |          | Narlock    | ✓   |    |         |         |
|              |       |          | Reinke     | ✓   |    |         |         |
|              |       |          | Sengstock  |     |    |         |         |
|              |       |          | Trudell    |     |    |         |         |
|              |       |          | Vitale     |     |    |         |         |
|              |       | ✓        | Weigel     | ✓   |    |         |         |
|              |       |          | TOTAL      | 5   | 0  |         |         |

### SIGNATURE OF COMMITTEE MEMBER (RECORDER)

Chair

Vice-Chair

Member

### COMMON COUNCIL ACTION

ADOPT

| ACTION DATE: | MOVER | SECONDER |            | AYE | NO | PRESENT | EXCUSED |
|--------------|-------|----------|------------|-----|----|---------|---------|
| JAN 20 2004  | ✓     | ✓        | Barczak    | ✓   |    |         |         |
|              |       |          | Czaplewski | ✓   |    |         |         |
|              |       |          | Kopplin    | ✓   |    |         |         |
|              |       |          | Lajsic     | ✓   |    |         |         |
|              |       |          | Narlock    | ✓   |    |         |         |
|              |       |          | Reinke     | ✓   |    |         |         |
|              |       |          | Sengstock  | ✓   |    |         |         |
|              |       |          | Trudell    | ✓   |    |         |         |
|              |       |          | Vitale     | ✓   |    |         |         |
|              |       |          | Weigel     | ✓   |    |         |         |
|              |       |          | TOTAL      | 10  | 1  |         |         |



# COMMITTEES OF THE WEST ALLIS COMMON COUNCIL 2003

## ADMINISTRATION AND FINANCE

Chair: Alderperson Czaplewski  
V.C.: Alderperson Kopplin  
Alderpersons: Barczak  
Lajsic  
Reinke

## ADVISORY

Chair: Alderperson Reinke  
V.C.: Alderperson Vitale  
Alderpersons: Kopplin  
Lajsic  
Narlock

## LICENSE AND HEALTH

Chair: Alderperson Barczak  
V.C.: Alderperson Sengstock  
Alderpersons: Kopplin  
Trudell  
Vitale

## SAFETY AND DEVELOPMENT

Chair: Alderperson Lajsic  
V.C.: Alderperson Weigel  
Alderpersons: Czaplewski  
Narlock  
Reinke

## PUBLIC WORKS

Chair: Alderperson Narlock  
V.C.: Alderperson Trudell  
Alderpersons: Sengstock  
Weigel  
Vitale



# City of West Allis

## Resolution

7525 W. Greenfield Ave.  
West Allis, WI 53214

**File Number: R-2004-0016**

**Final Action:**

**JAN 20 2004**

Resolution approving the Redevelopment Plan for the property located at 1900 S. 67 Place (former Lime Pit site).

WHEREAS, in Resolution No. 27232, adopted November 4, 2002, the Common Council of the City of West Allis (the "Common Council") approved the boundaries for the proposed South 67 and West Becher Place Redevelopment Project and declaring such area to be a blighted area in need of a redevelopment project

WHEREAS, on July 8, 2003, pursuant to the provisions of Sec. 66.1333(6)(b)3 of the Wisconsin Statutes, regarding notice of public hearing, the Community Development Authority of the City of West Allis (the "Authority") conducted a public hearing on a Redevelopment Plan for the Project Area and prepared by the Department of Development of the City of West Allis (the "Plan").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Plan for the property located at 1900 S. 67 Place (former Lime Pit site), approved by the Authority, a copy of which and made a part hereof, having been duly reviewed and considered, is hereby and in all respects approved.

cc: Department of Development

DEV-R-321-1/20/04jmg

**ADOPTED**

*January 20, 2004*  
*Paul M. Ziehler*

Paul M. Ziehler, CAO, Clerk/Treasurer

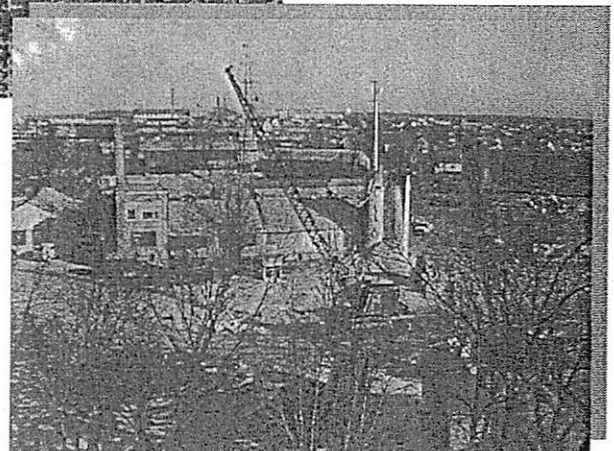
**APPROVED**

*January 23, 2004*  
*Jeannette Bell*

Jeannette Bell, Mayor



# **67 and Becher Place Redevelopment Project Plan**



**COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS  
WEST ALLIS, WISCONSIN**

Latest Revision: July 22, 2003

# 67 AND BECHER PLACE REDEVELOPMENT PROJECT PLAN

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## I. INTRODUCTION

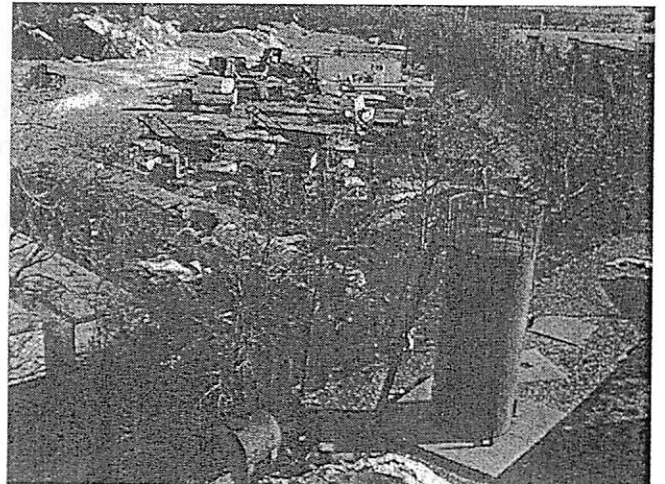
This project will be referred to as the **67 and Becher Place Redevelopment Project**, the "Project." The Project area is located at 1960 S. 67 Place that is an 11.61-acre parcel on the site of a former industrial landfill. The site is bounded by the Union Pacific railroad tracks on the north, Becher Place on the east, the West Allis Fire Station #2 on the south, and St. Augustine Catholic School on the west. The site is currently zoned as an M-1 Manufacturing District.

SITE HISTORY: Air Reduction Company (AIRCO Industrial and AIRCO Welding Products) occupied the site between 1932 and 1984. They manufactured carbide gas, which produced the byproduct "lime slurry." The lime slurry was disposed in pits on the site. The current owner acquired the site in 1985. Over the past 17-18 years, portions of the site have been rented out to various businesses. The property has been used as lime slurry pit, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, and a salvage/junkyard.

The Redevelopment Plan will consist of transferring title to the Community Development Authority of the 11.61-acre former lime pit property for the purposes of redeveloping the site.

### BLIGHTING INFLUENCES:

According to the Wisconsin Department of Natural Resources (WDNR) public access file, the records from the West Allis Building Inspections files and observations of current operations, there are three major causes of blight in the project area — 1) the presence of environmentally hazardous conditions, 2) the presence of deteriorated and dilapidated structures and 3) increasing geotechnical degradation of the site.



1) Environmentally Hazardous Conditions: The former Industrial Landfill has been used as a carbide gas manufacturing plant, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, and a salvage/junkyard. Much of the site was a lime pit, used to store lime slurry, a byproduct of manufacturing carbide gas. Over the years, a variety of contamination has occurred on the site, including small oil spills and lime slurry discharge. The actual amount of contamination is unknown at this time. The WDNR has conducted a few basic site investigations on the property, and the property is subject to a WDNR Stipulation and Order in a pending remediation matter.

Over the years, lime residue has leached into the groundwater along the boundaries of the site, creating an environmental hazard. According to the WDNR, the lime slurry is slightly caustic and has a high pH level, which poses a threat to the local environment.

The WDNR has ordered the current property owner to completely remove the remaining lime and take basic environmental remediation actions since, although the owner has failed to meet deadlines set by the WDNR several times in the past, the owner is current with all WDNR requirements under the Stipulation and Order now. The lime has been removed from the pit and placed in piles in one corner of the site, which is still a cause of area contamination. Pursuant to the Stipulation and Order, WDNR has required the owner to remove all piles of lime slurry.

Currently, the property owner leases out portions of the site to various construction and trucking related businesses that store their equipment on the property. In 1998, a former oil-trucking tenant had a tanker truck spill 200 gallons of oil onto the ground. An independent environmental engineering firm was called to investigate the spill however, the WDNR requested additional investigations, which have yet to be reported by the oil-trucking tenant.

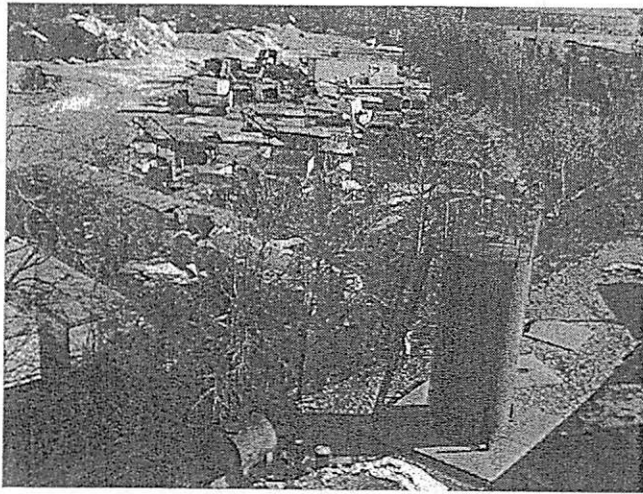
2) Deteriorated and Dilapidated Structures: The property, formerly occupied by a carbide gas manufacturer, can be characterized as an older manufacturing site with dilapidated industrial structures, warehouses, and garages. The property contains four deteriorating and dilapidated metal and brick industrial/storage buildings varying in size between approximately 3600 to 5500 square feet. The site also has two large deteriorating storage silos standing near the former lime pit.



Over several years, the property has received numerous building code violations for conditions that were deemed unsafe and/or unsanitary by the City of West Allis. The Building Code violations range from abandoned vehicles and vehicle parts, improper storage of materials in roof trusses, leaky roofs, and structurally unstable loading docks to improperly ventilated toilet rooms. It is these continuous and numerous code violations that match the State of Wisconsin's definition of a blighted area.

Observations of the site from the West Allis Fire Department's Training Tower to the South, clearly display that the site has the unkempt appearance of a junkyard. Buildings on the site are in poor condition and much of the site is used to store truck trailers and dumpsters. The St. Augustine Church and School are immediately adjacent to the property with the school's playground dangerously close to the site's hazardous conditions.

3) Increasing Geotechnical Degradation: The lime pit that once existed on the site is currently being filled in with dirt, gravel, and broken pieces of concrete. This action of accepting waste fill material further diminishes the geotechnical soil bearing capacity of the site and further exacerbates the potential reuse of the site. Any fill material deposited on this site that is not compacted will have to be



excavated and material that is unsuitable for placing footings & foundations will have to be removed from the site. The additional handling, trucking and disposal costs will be considerable. Any remaining suitable fill will still have to be compacted in about 8" to 12" lifts.

In general, a property can be considered blighted as evidenced by the blight that exists as a result of the environmentally hazardous

conditions and deteriorated structures on the property, according to Wisconsin State Statute 66.1331. Additionally, the fact that the land is valued more than the site improvements are further evidence that the site is grossly underutilized. In 2001, the land was assessed at \$242,500 while the improvements were assessed at \$77,300.

The site in 2001 paid about \$12,500 in property taxes.

If the site were redeveloped as a light industrial park the taxable value would soar to between \$5.2 million to \$7.6 million and generating additional property tax relief in the area of \$175,000 to \$257,200 per year.

**CONCLUSION:** The environmental hazards and the distressed state and disrepair of the structures on the property and the continued geotechnical degradation of the site substantially impair and arrest the sound growth of the community, constitute an economic and social liability and is a menace to the public's health, safety, and welfare in its present condition and use. It is important to pursue redevelopment in a proactive approach to prevent this site



from further accumulating additional substandard fill materials that will ultimately increase the redevelopment costs of the site and prolong the site's ability to provide future property tax relief to the families and businesses of West Allis.

In recognition of all the above, the Department of Development recommends a finding be made that the site is therefore a blighted area within the meaning of Section 66.1333(6)(b)(1) of the Wisconsin Statutes and in need of blight elimination via an urban redevelopment project.

## **II. PROJECT ACTIVITIES**

This Plan provides for the following phases, which are programmed to be accomplished over three years.

**Phase I** of this Project will involve the acquisition of the property, the relocation of the existing businesses and phase one environmental investigation. The City of West Allis will need to secure the land, via transfer of title, from the current owner, JJNF 1960, LLC, to the Community Development Authority. When the City of West Allis acquires the property, relocation of existing businesses will proceed per Chapter 32, Wisconsin Statutes.

**Acquisition.** All real property necessary or incidental to the implementation of this project has not been acquired and will need to be transferred by the City of West Allis Common Council to the Authority. No public property is scheduled to be acquired as a result of the project Plan.

**Disposition.** Parcels acquired for development may be marketed via a "Request for Proposals" or other means as appropriated. The properties should be sold for private development for use(s) in accordance with this Plan or approved modifications, and which reflect the land for disposition under the provisions of Section VI (B).

All land and improved property will be sold by warranty deed at fair market value in accordance with the provisions set forth in Sec. 66.1333(9)(a), Wis. Stats., and with the disposition policy established by the Authority for achieving the development objectives stated in this Plan. Disposition may, therefore, by means of fixed price offerings, negotiation, or by any other means deemed necessary or appropriate by the Authority to attain the objectives and development sought for this project.

**Phase II** of this Project is principally the site preparation of the current 11.61-acre site located at 1960 S. 67 Place. Phase two will involve returning the site to an economically viable/marketable condition through the process of geotechnical testing, environmental remediation, decommissioning of equipment and demolition of the existing buildings. Since there is evidence of lime slurry and

other environmental contamination, the property will need to be cleaned to the standards set by the Wisconsin Department of Natural Resources for reuse. Also, since the existing buildings are structurally in poor condition, they will need to be razed before the property is redeveloped.

**Phase III** of this project will involve all utility and infrastructure improvements on site. The site may be developed as a single parcel or split into parcels to serve up to three end users. Access to the site is most suitable from W. Becher Pl. and may be achieved by installing a bulbed driveway entrance, with sidewalks, just within the limits of the property/site. If desired and depending upon the number of parcels/users, the developer(s) may install additional roadway to access future parcels.

**Phase IV:** This phase will involve the geotechnical site improvements, which will include but not be limited to (1) surcharging or adding clean fill to the site which is left to settle over a period of time thereby compressing the existing fill areas, (2) excavation of existing contaminated soil and infill of clean soil, (3) dynamic compaction of the existing surface area.

**Phase V:** Once the phase four has been performed, the property will be sold to a broker/developer and the installation of additional project improvements such as extensions of streets, sidewalks, utilities and similar infrastructure deemed necessary to support land uses in the area after redevelopment will be constructed by the developer(s). The Authority may elect for any necessary infrastructure improvements (i.e. streets, sidewalks) to be installed at the developer(s) cost.

Before any of the phases can be implemented, this redevelopment plan is subject to the approval by the Community Development Authority, the Mayor and Common Council.

### III. STATEMENT OF THE PROJECT AREA

**LOCATION:** The Project Area has been generally referred to as the 67 and Becher Place or the Lime Pit. The proposed project area is located at 1960 S. 67



Place which is an 11.61-acre parcel on the site of a former industrial landfill. The site is bounded by the Union Pacific railroad tracks on the north, Becher Place on the east, the West Allis Fire Station #2 on the south, and St. Augustine Catholic School on the west. The site is currently zoned as an M-1 Manufacturing District.

A legal description is provided in Exhibit No.1 – Legal Description and the area is depicted on Map No. 1 – Boundary Area.

#### IV. DESCRIPTION OF THE PROJECT

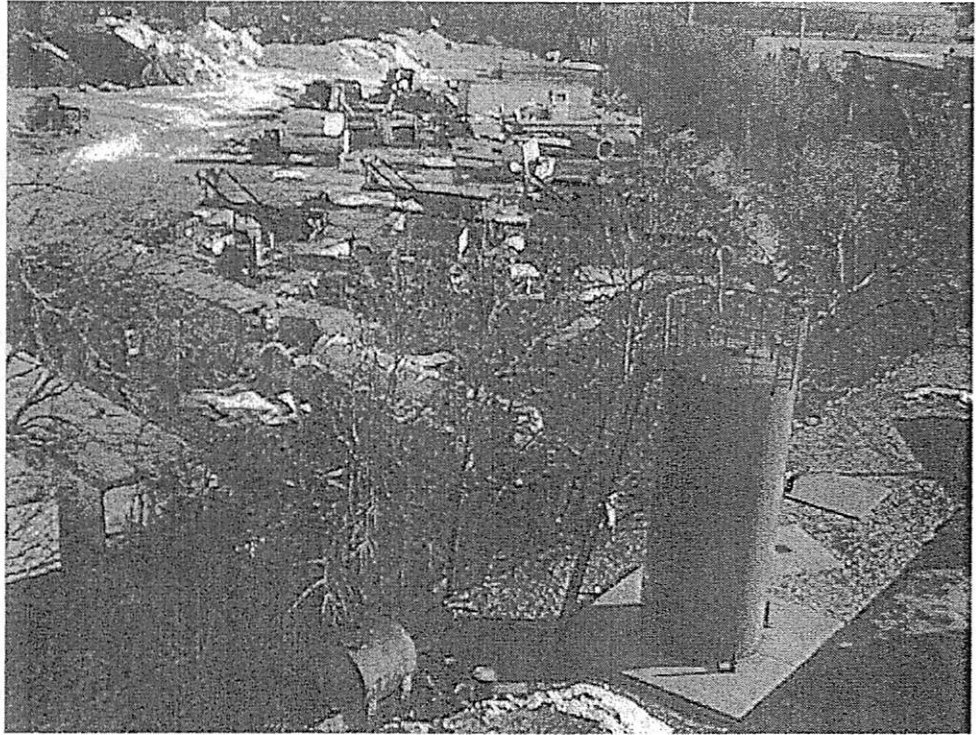
A. Plan Objectives. The objectives of the 67 and Becher Place Redevelopment Project are as follows:

1. Eliminate obsolescent and deteriorating buildings, blighting influences and environmental deficiencies, which detract from the functional unity, aesthetic appearance, economic welfare and prevent the recurrence of blight and blighting conditions in the surrounding neighborhood and on the former industrial landfill site (67 and Becher Place Redevelopment area).
2. Eliminate underutilized land and environmentally hazardous conditions.
3. Divide land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with development needs and standards.



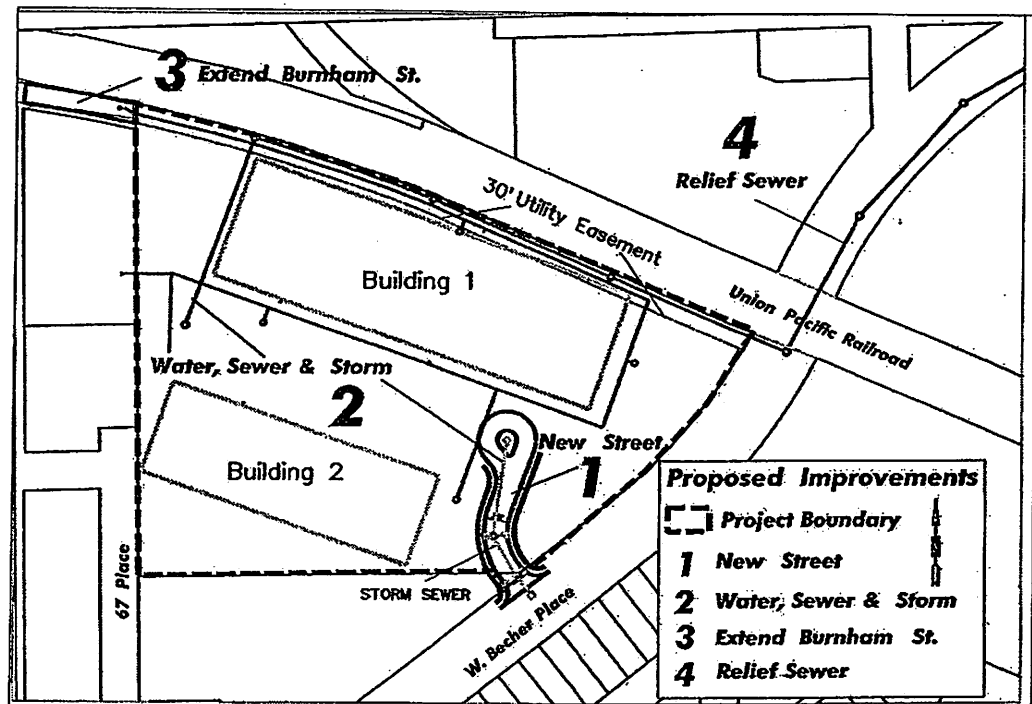


4. Remove deteriorated, obsolescent, blighted and structurally substandard buildings for uses permitted in this Plan.



5. Provide for the orderly physical and economic growth of this parcel through planned and controlled redevelopment.
6. Foster sustainable redevelopment activities included in this project, which are consistent with uses permitted in this Plan, the sound needs and growth of the surrounding area, and the community as a whole.
7. Assure redevelopment incorporating architectural design, site planning, landscaping, signage, public art and amenity lighting, which are aesthetically pleasing and compatible with existing development in the area.
8. Foster economic development by providing facilities, which generate employment opportunities for city residents.
9. Provide economic development loans and/or grants to qualified redevelopers consistent with the goals and objectives of this Plan.
10. Provide project and site improvements, including the installation, construction, or reconstruction of streets, alleys, pedestrian ways, parking lots, utilities, and other related improvements necessary for carrying out the objectives of this Plan.

11. Achieve private redevelopment, which will add to the tax base of the City of West Allis and stimulate business activity in this part of the city.
- B. Redevelopment Actions. The general redevelopment actions included in this Plan are those broadly described in Sec. 66.1333, Wis. Stats., and include, without limitation thereof, the following: acquisition by purchase, eminent domain or otherwise, or real property in the project area: demolition, vacation of public right-of-ways, and removal of all buildings, structures, and other improvements acquired by the Authority which are not to be retained or rehabilitated on-site; installation, construction or reconstruction of site and project improvements including streets and utilities deemed necessary to support land uses in the area after redevelopment; imposition of land use restrictions and controls; disposition by sale, lease or dedication for public purposes, land or improved property acquired in the project area uses in accordance with the provisions of this Plan.



This Plan is intended to eliminate blighted and deteriorated areas within the redevelopment project boundaries and to foster redevelopment of this site for light industrial uses, which is consistent with the stated Plan objectives.

Required vacations of public right-of-way, relating and rezoning shall be accomplished by separate actions in accordance with the procedures specified in applicable provisions of local ordinances and Wisconsin law.

Specific actions deemed necessary to achieve the objectives of this Plan require a combination of public and private actions directed primary at accomplishing the following:

1. Removal of incompatible uses, buildings and structures;
2. Elimination of blighting influences;
3. Acquisitions of vacant buildings, underutilized land or other real property deemed necessary for the assemblage of disposition parcels of suitable size and shape for the uses permitted in the Plan;
4. Demolition of structurally substandard and obsolescent buildings;
5. Provision for public and private utilities and other public improvements needed to attract and support new usage in the area after redevelopment; and,
6. Renewal and modification, where and as necessary, of the street and alley system and the traffic circulation patterns in and immediately adjoining the project area to reduce hazards and improve traffic circulation.
7. It is also anticipated that a portion of this site may be used for the expansion of the West Allis Department of Public Works, which is located across Becher Place, just to the east of the site.

## **V. LAND USE PLAN**

In order to achieve the objectives of this Plan, all development proposals for land within the 67 and Becher Place Redevelopment Project Area (Map No. 1) will be subject to the regulations specified in this Plan and in 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 Redevelopment Plan and Area is intended to accommodate a higher level of land use, urban design, architectural and site development regulation than that established within the Revised Municipal Code. The Redevelopment Plan will be used in combination with the base Manufacturing District (M-1), but has been modified to allow variations in permitted uses and site development regulation that are adapted to the needs of the specific redevelopment area and surrounding neighborhood.

All construction and uses in the project area shall conform to all applicable codes and ordinances of the City of West Allis and the State of Wisconsin in



effect at the time of construction, except where applicable provisions and requirements of this Plan are more restrictive.

- A. **Land Use Zoning Provisions.** The Project Area is located in the M-1 Manufacturing District. The 67 and Becher Place Redevelopment Area is intended to accommodate light manufacturing uses.

The appropriateness and compatibility of proposed uses will be determined by the Plan Commission prior to land disposition or the execution of any instruments involving rehabilitation and/or construction loans.

1. ***Permitted and Special Uses.*** In accordance with Section 12.45 (1)(2) of the Revised Municipal Code for West Allis.

- B. **Building Requirements and Development Guidelines** Building requirements and other development controls for permitted uses in the 67 and Becher Place Redevelopment Area shall be as specified for such uses by the Plan Commission as a condition of the Authority's acceptance of any offer to purchase land acquired for disposition or for the granting of any rehabilitation or construction loan. Generally, land coverage, building density, orientation, height, design, and setbacks shall be appropriate for the location type, and character of the development and use contemplated. Minimum requirements are as follows:

1. **Building/Yard Requirements**

- (a) All properties within the redevelopment area shall have yard requirements/setbacks as follows:

Front, Side and Rear Yard – There shall be provided on every lot a front, side and rear yard of not less than ten (10) feet in depth and shall be maintained as greenspace in accordance with the Development Guidelines in Section 5 below.

- (b) Buildings or other permanent structures shall be setback a minimum of thirty (30) feet from the north property line of the site along the railroad tracks. This future sanitary relief sewer utility easement area may be utilized for surface parking and greenspace.

2. **Off-street Parking Requirement.** Off-street parking and loading facilities shall be required in accordance with Section 12.19 of the Revised Municipal Code. Parking and loading areas should be setback a minimum of ten (10) feet from a property line. Furthermore, parking and loading areas are not permitted in front of a building or within the established front yard of a property. The property shall be properly screened with landscaping, parking islands and compatible screening materials as

indicated in the Development Guidelines below and as approved by the Plan Commission.

3. **Off-street Loading Space Requirement.** Off-street loading spaces shall be provided as required by Section 12.19 of the Revised Municipal Code and shall be located either wholly within the building or, if located outside the building, shall be not less than fifty (50) feet from the front lot line.
4. **Floor Area Ratio.** The floor area ratio shall not exceed 1.5 in accordance with Section 12.45 of the Revised Municipal Code.
5. **Architectural, Site and Landscaping Development Design Guidelines.**

**Architectural Design.** Building design, construction materials and color finish shall be compatible with, and complementary to, other development constructed within the project boundary. Accent or amenity lighting of exterior facades should be considered to create a desirable nighttime effect. No lighting is permitted to shine onto adjacent properties of street right-of-ways. The following criteria should be used:

1. The use of architectural features such as wall and roofline projections, porticos, overhangs, outdoor patios, identifiable entrance features, windows/glass display windows, diversity of compatible materials and colors, vertical elements, additional floors, emphasis of structural features, integral planters or wing walls, accent lighting, masonry exterior construction.
2. Awnings shall be designed and constructed as integral architectural features of a building and shall not be used as surfaces for applying signage or advertising.
3. Masonry exterior construction (i.e. brick, architectural block, stone, precast).
4. Strong base materials are encouraged. The use of stucco, E.I.F.S., dryvit and similar materials should be limited.
5. All roof-mounted equipment shall be appropriately screened behind a parapet wall with material compatible with the architecture of the main building.
6. The location, size and design compatibility of all permitted accessory buildings and structures, such as garages, maintenance, buildings, etc. shall be approved prior to construction. The term "accessory structure" also refers to

ground-mounted telephone, satellite dish, antenna placements and electrical transformers, gas meters, ground-mounted air conditioners, exhaust ducts, etc. Such buildings and structures are not located within the required yard areas, nor within the front yard of a property.

7. The building shall be adequately serviced by storm water gutters and downspouts and subject to approval by the Director of Building Inspections and Zoning.

**Site/Landscape Design.** Landscaping is a required improvement and an integral part of any development. All required yard/setback areas and parking facilities shall be acceptably landscaped with appropriately spaced trees and shrubs with grass and/or other suitable ground cover material. Landscape material shall be suitable to climate, soil conditions and the intended use shall be sufficient size and density to create an "immediate environment."

1. 15% landscape requirement for each lot/parcel.
2. Minimum tree caliper 2 inches.
3. Each lot/parcel perimeter within the project area shall be landscaped with trees and low growing shrubs. Large trees shall be spaced a maximum of 60 ft. on center. Ornamental trees shall be spaced a maximum of 30 ft. on center.
4. Paved parking and loading areas shall incorporate landscape islands with a minimum of two trees per island for every twenty parking stalls.
5. Open outdoor storage of materials, including trash enclosure areas, shall be screened within a combination of landscaping and wall or fencing. All trash containers, including dumpsters, must be enclosed on four sides. A solid wall on at least three sides that matches the building façade and provide a suitable visual screen. Such walls shall be of sufficient height to cover the material stored and shall be maintained so as to present a good appearance at all times. All trash enclosures to be permitted in the side or rear yard only.
6. All electric, power, street lighting, telephone and television cable wires shall be installed underground in easements. Accessory structures (the term "accessory structure" refers to ground-mounted telephone, satellite dish, antenna placements and electrical transformers, gas meters, ground-mounted air



conditioners, exhaust ducts, etc.), shall not be located within the required front yard area, nor within other required yard areas of a property unless it shall be screened from view.

7. Mulch beds shall be limited to planting areas around trees, bushes and flowerbeds. Mulch bed planting areas should be framed/bordered with grass or other living groundcover.
8. The use of landscape timbers is prohibited. Masonry materials such as poured concrete curbing, brick or landscape block shall be utilized for edging and retaining purposes.
9. All parking, outdoor storage and loading areas to be paved, drained, curbed (poured concrete curb) and guttered. The overall site shall be compliant with the Milwaukee Metropolitan Sewerage District (MMSD) Chapter 13 regulations for storm/surface water retention detention.
10. Acceptable fence types will include vinyl coated chain-link and ornamental (wrought iron) styles. Chain-link fences shall not be permitted within the required front yard setbacks. Fence height shall not exceed 6 feet unless approved by the Plan Commission and subject to final determination by the Authority. Barbed wire in any form is specifically prohibited unless demonstrated need for security is evident.
11. Loading areas should be separated from customer and employee parking areas.
12. The use of colored and/or stamped concrete in proximity to the building, or in identifying pedestrian areas is encouraged.
13. Outdoor gathering places shall be provided for employees.

**Signs.** The type, size and location of all proposed signage shall be approved to promote the environmental aesthetics of specific premises and the image of the redevelopment project as a whole. Buildings intended primarily for rental should be designed with a sign frieze to assure uniformity and continuity of style. Off-premises, rooftop, and pole signs are expressly prohibited.

All signage within the redevelopment project boundary shall be in accordance with the Citywide Signage Ordinance Section 13.22 of the Revised Municipal Code.

## **6. Recommended Green Building Development/Design Guidelines**

Design issues are a key feature in any developments ability to act sustainably on the environment and workers. Design refers largely to the physical layout of the facility itself. It includes both interior and exterior design elements. Incorporating sustainable design principles like energy efficiency and indoor workspace quality has been shown to increase productivity by 2-4%, which can quickly offset higher rent costs. The following is a list of some elements that a developer may wish to consider, but are NOT required to be incorporated as follows:

1. Design for flexibility and for other future uses.
2. Build recycling facilities/capacity into the facility.
3. Consider indoor air quality (IAQ) with regard to paint, carpet, and other building material.
4. Encourage alternative transportation facilities; such as showers, bicycle racks, paths, and access to transit.
5. Comply with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which is a priority program of the US Green Building Council.
6. Evaluate environmental performance from a "whole building" perspective over a building's life cycle.
7. Use maximum passive heating and cooling design techniques.
8. Achieve 100% daylighting (e.g. use of mirror technology called "light pipes").
9. Design for use of renewable energy systems.
10. Use energy conserving lights.
11. Use materials and equipment that are beyond compliance for energy-conserving programs or standards.
12. Consider materials type for building shell and interiors (e.g. energy efficient, locally available).
13. Use a flexible heating, ventilation, and air conditioning (HVAC) system (e.g. solar ready, adaptability to other new technology).
14. Consider paving materials to reduce amount of impervious surface (subject to restrictions placed on the property by the WDNR).
15. Use water conserving plumbing fixtures.
16. Use sophisticated energy control systems (e.g. HVAC is triggered by CO<sub>2</sub> content in the air, not a timer).

17. Use maximum feasible recycled and/or reused materials (e.g. steel beams from an old building).
18. Specimen trees on site should be preserved, if feasible.
19. Use climate and topology-appropriate landscaping.
20. Use low maintenance landscaping and materials.
21. Utilize native plants.
22. Utilize environmentally friendly materials (e.g. porous paving, limited fertilizers, herbicides)
23. Consider limiting the amount of lawn by increasing landscaping.
24. Consider creating habitat to mitigate for loss of habitat from development (e.g. either on-site or consider becoming a habitat mitigation bank).

**C. Duration of Land Use Plan** The land use provisions, building requirements and other development controls enumerated herein shall be in full force and effect from the date the Redevelopment Plan is certified to Common Council of the City of West Allis by the Authority provided in Sec. 66.1333(9)(a), Wis. Stats. These land use provisions will continue to be in force and effect until modified by the Common Council upon recommendation by the Authority.

**D. Applicability of Land Use Plan** After approval and certification of the 67 and Becher Place Redevelopment Plan, no new construction shall be authorized by any agencies, boards or commissions of the City, in such areas, unless authorized by the Authority, including remodeling or conversion or rebuilding, enlargement or extension of major structural improvements on existing buildings, but not including ordinary maintenance or remodeling or changes necessary to continue occupancy.

All permit applications for new constructions within the project area, including substantial remodeling or conversion or rebuilding, enlargement, or extension of major structural improves on existing buildings, shall be referred to and reviewed by the Authority to determine conformance with this Plan.

## **VI. PROJECT PROPOSALS**

**A. Buyer Obligations** For, and in consideration of the granting of a rehabilitation/construction loan and/or the sale of property by the Authority, each developer will be required to abide by the covenants, restrictions, and provisions set forth in the agreement for land disposition and conveyance executed pursuant thereto including, but not limited to, the following:



1. Buyers/Developers shall submit all project redevelopment proposals to the Authority where they will be referred to the Plan Commission of the City of West Allis for architectural design and site review. Proposals may be illustrated/rendered and shall consist of eight (8) copies of architectural, site development and landscape plans, and other appropriate supporting narrative or data. An electronic file, .jpg format or similar capable of being presented in Microsoft Power Point, shall also be submitted with the above referenced hard copies. Proposals sufficiently complete in form and content of the various improvements supporting narrative or data sufficiently complete in form and content of the various improvements proposed and to establish general conformity with the provisions and criteria set forth in Section IV-V of this Plan.
2. The buyer/developer and any successor in interest shall devote the land only to the uses specified and approved in this Plan and shall carry out, or cause to be carried out, the approved project Plan and modifications or amendments thereof, including any additional standards or regulations or urban design designated for the proposed use. Where a disposition parcel is sold or leased with the intention of not placing a building thereon, the use and development shall be controlled as specifically set forth in the appropriate disposition agreement.
3. The developer shall begin and complete the redevelopment of the land for the uses permitted in the Plan and the related improvements agreed upon in the disposition instrument as described in the approved final construction Plans with a reasonable period of time as determined by the Authority.
4. The developer shall not sell, lease, or otherwise transfer such land at any time prior to completion of the development thereof, or thereafter, install or otherwise expand or permit signage of such property, without the prior written consent of the Authority.
5. The developer shall be required to comply with all applicable local and state codes, ordinances, regulation, and statutes in effect from time to time.
6. A developer shall submit with all project development proposals information evidencing that the developer has made appropriate arrangements for financing the construction of the redevelopment project, together with a brief outline of project cost for competing improvements and a designation of the sources of financing and/or equity contributions that will be used by the developer to find such cost.

- B. **Design Review** Redevelopment proposals shall be submitted to the Authority and referred to the Plan Commission of the City of West Allis for architectural design and site/landscaping review. Proposals shall be sufficiently complete in form and content to permit meaningful evaluation. Approval of any proposal by the Plan Commission shall be subject to final determination by the Authority that such proposal conforms with the Redevelopment Plan.

The objectives and criteria to be used by the Plan Commission in determining the acceptability of any project proposal include, but are not limited to, the following:

1. Quality and kind of construction materials, architectural and landscape design proposed for both new construction and rehabilitation;
2. Compatibility of internal vehicular and pedestrian circulation systems with adjoining areas;
3. Size, shape and orientation of proposed buildings and structures in relationship to the nature and scope of the development contemplated;
4. Orientation of proposed buildings and structures and relationship to street frontages, to each other and to surrounding existing buildings and structures; and,
5. Extent to which the uses and development (including signage) meets or exceeds Redevelopment Plan objectives and requirements.

- C. **Authority's Obligations** The Authority will furnish the developer with an appropriate certificate upon the satisfactory completion of all building construction and other related improvements specified in the final construction Plans approved for development. Until the Authority so certifies, the developer shall have no power to convey the real property or any part thereof as provided by Wisconsin Law and the agreements executed pursuant hereto.

## **VII. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS**

The following statements, maps, and information presented here are given to establish compliance with statutory requirements.

- A. **Conformance to the General Plan of the City** This Plan was duly considered and determined to be in conformity, in principal, with the City's Land Use Plan.
- B. **Relationship to Define Local Objectives** This Plan has been carefully established to conform with the following objectives:

1. **Appropriate Land Use** The proposed land uses will conform, in principal, with those permitted by City zoning ordinances and the "Land Use Plan."
  2. **Improve Traffic** A new primary driveway entrance/exit will be installed to access the site from the south/W. Becher Pl. Ingress and egress to the site is currently from the west/S. 67 Pl. and will be eliminated or utilized as a secondary means of ingress/egress for emergency vehicles. The relocated entrance to W. Becher Pl. will serve as a less intrusive commercial vehicle access point given the proximity of residential neighborhood uses to the west.
  3. **Public Transportation** No changes in Milwaukee County's public transportation system are proposed or necessitated by this Plan.
  4. **Public Utilities** Public Utilities that are needed to further the development of this site will be installed and include an access road and walk, water installation, sanitary relief sewer, storm sewer, electrical and gas, utility easements (Please refer to Section H, Statement of Required Site Improvements and Additional Public Utilities)
  5. **Recreational and Community Facilities** No recreational and/or community facilities are proposed to be changed by this Plan.
  6. **Other Public Improvements** The repaving and general improvements of streets, sidewalks, curbs and gutters, and etc. will be undertaken on an "as needed" basis as authorized by the City of West Allis.
- C. Statement of Project Area** The boundaries of the Project Area are described in Section III hereof and on Map No. 1, entitled Redevelopment Project Area Map.
- D. Map of Existing Uses** Existing uses and the condition of real property are shown on Map No. 2, entitled Existing Land Use, Zoning, & Conditions Map.
- E. Land Coverage and Building Intensity** shall not exceed conditions set forth in Section V, LAND USE PLAN AND DEVELOPMENT GUIDELINES (p. 9-14), of this document.
- F. Present and Potential Equalized Value for Property Tax Purposes**
1. Total 2002 Value of existing Project site (67 and Becher Place).

Chart 1

|                                |
|--------------------------------|
| <b>Present Equalized Value</b> |
|--------------------------------|

| <b>Real Estate &amp; Personal Property</b> | <b>Equalized Value</b> |
|--|------------------------|
| Land                                       | \$242,500              |
| Improvements                               | \$ 77,300              |
| Personal Property                          | \$ 48,070              |
| Total                                      | \$367,870              |

2. Total Potential Value for the 67 and Becher Place Redevelopment Project Area

Chart 2

| <b>Potential Equalized Value for Property Tax Purposes</b> |             |                     |                          |              |
|--|-------------|---------------------|--------------------------|--------------|
| <b>DEVELOPEMNT</b>   | <b>LAND</b> | <b>IMPROVEMENTS</b> | <b>PERSONAL PROPERTY</b> | <b>TOTAL</b> |
| 25% Industrial   | \$754,000   | \$4,978,900         | \$820,000                | \$6,553,600  |

Source: Exhibit No. 3

Assumption: Industrial Personal Property (16.4% of land & im.)

**G. Statement of Proposed Changes in Zoning Ordinances or Maps and Building Codes and Ordinances**

1. The Project Area as shown on Map No.1, titled Redevelopment Project Area Map.
2. This Redevelopment Plan and Area is intended to accommodate a higher level of land use, urban design, architectural and site development regulation than that established within the Revised Municipal Code. The Redevelopment Plan will be used in combination with the base Manufacturing District (M-1), but has been modified to allow variations in site development regulation that are adapted to the needs of the specific redevelopment area and surrounding neighborhood. See Map No. 2, entitled Existing Land Use, Zoning, & Conditions.

**H. 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 City of West Allis as needs and conditions dictate. Please refer to Exhibit No. 2 for detailed cost estimates of site improvements to be undertaken by the Authority. Improvements will include:

1. Demolition – The property has four deteriorating and dilapidated industrial structures and silos ranging in size from 3,600 to 5,500 square feet. The buildings have been deemed unsafe or unsanitary by the City of West Allis and have received numerous violations. The site and building conditions match the State's definition of a blighted area.



2. Decommissioning – The cost of both preparing equipment for removal and actual removal from the site.
3. Geotechnical work - The lime pit that once existed on the site has been filled in with dirt, gravel, and broken pieces of concrete. This action of accepting waste fill material further diminishes the geotechnical soil bearing capacity of the site and further exacerbates the potential reuse of the site. As a mitigation measure, geotechnical improvements will include but not be limited to (1) surcharging or adding clean fill to the site which is left to settle over a period of time thereby compressing the existing fill areas, (2) excavation of existing contaminated soil and infill of clean soil, (3) dynamic compaction of the existing surface area in preparation for supporting new construction. Suitable fill will still have to be compacted in about 8" to 12" lifts.
4. Environmental investigation and Environmental Cleanup - Since there is evidence of lime slurry and other environmental contamination, the property will need to be cleaned to the standards currently set by the Wisconsin Department of Natural Resources for reuse.
5. Cost to cure – The cost of preparing the site to an acceptable redevelopment standard.
6. Additional Environmental Investigation and Additional Environmental Cleanup – These costs are assumed to be over and above the cost to cure. Assuming both a larger area and higher development standard than currently exists on site may result in an increased level of environmental compliance and associated cost.
7. Relocation – in accordance with Chapter 32 of the Wisconsin Statutes the City will be responsible for providing relocation services, replacement business payments, and moving payments for the affected businesses on site.
8. Legal and administrative – Staff time for legal counsel, relocation and environmental consultants.
9. Sales commission – The site may be sold by a real estate broker. Costs are structured as 8% commission for the first 3 acres and 5% for the remaining balance of the property.
10. Water service extension/installation – a loop system from W. Becher Pl. to S. 67 Pl. and new fire hydrants on site.

11. Sanitary sewer – an extension of sanitary service is required to support any redevelopment. A 30-ft. wide easement will be necessary for the existing sanitary sewer parallel with the railroad tracks. Other narrower easements will also be needed within the redevelopment site.
12. Off-site: Sanitary relief sewer – a new relief sewer may also need to be extended from the north side of the site along the railroad tracks and extend east along W. Becher Pl. to S. 62 St. and W. Burnham St. This is an off-site improvement, which should provide relief to the existing sanitary system for the area.
13. Storm water retention - the site must be developed to be compliant with the Milwaukee Metropolitan Sewerage Districts (MMSD) Chapter 13 regulation. This regulation will require that storm/surface water be retained on site within a surface retention pond or within an underground storage tank.
14. Storm sewer for W. Becher Pl. –as part of the proposed new road to be extended from W. Becher Pl., the extension of storm water infrastructure will be necessary.
15. Becher Pl. roadway - to be installed on the south side of the site from W. Becher Pl. The new concrete access road will extend from W. Becher Pl. into the redevelopment site and will feature a bulb end with sidewalk. A retaining wall will be necessary to be installed, as part of the road installation, to compensate for the increased grade elevation on site.
16. Burnham St. extension - a secondary access point on the northwest side of the site is available. If desirable, W. Burnham St. would need to be extended approximately 100 ft. to the east.
17. Private utilities – gas and electric power to the site will need to be brought across the railroad tracks and the services will need to be placed underground.
18. Business Park Signage – gateway signage may be desirable to identify the future development. Initially no signage is anticipated.
19. Site grading – site grading will be performed as part of the construction cost of future buildings.
20. Pro-rated property taxes –property taxes will be fully pro-rated based upon the time of year.
21. Capitalized interest – prior to receiving property taxes, interest only payments will be made for two years.

22. Contingency – 10% of the total redevelopment cost.

- I. **Statement of a Feasible Method Proposed for Relocation** The Authority is authorized to make relocation payments to, or with respect to, persons (including families, business concerns and others) being displaced from the project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made. Any persons being displaced during the course of the project and relocated from properties within the area during the course of project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to Sections 32.19 and 32.25 to 32.27 and 66.1333 (10) of the Wisconsin Statutes and the Federal Uniform Relocation Act and subsequently approved by the Wisconsin Department of Commerce.

**VIII. PROCEDURE FOR CHANGES IN THE APPROVED PLAN**

At any time after the 67 and Becher Place Redevelopment Project has been approved by both the Community Development Authority 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 subsection of Section 66.1333, Wis. Stats., as may be amended from time to time.

**IX. LIST OF EXHIBITS AND MAPS**

This document constitutes the 67 and Becher Place Redevelopment Project for the 11.6-acre former landfill site as prepared by the Department of Development for the Community Development Authority and for the Common Council, respectively, of the City of West Allis, in accordance with Sec. 66.1333, Wis. Stats, as follows:

**LIST OF EXHIBITS**

Exhibits

- Exhibit No. 1 – Legal Description
- Exhibit No. 2 – Estimated Redevelopment Costs
- Exhibit No. 3 – Financial Condition Analysis

Maps

- Map No. 1 – Redevelopment Project Area Map
- Map No. 2 – Existing Land Use, Zoning, & Conditions

**Exhibit No. 1 – Legal Description**

Lot 1, Block 2, in Assessor's Plat No. 268, being a part of the South East ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee and the State of Wisconsin, excepting there from that part conveyed to the City of West Allis by Deed recorded in Volume 3105 of Deeds, Page 5, as Document No. 3167732.



**Exhibit No. 2 – Estimated Redevelopment Costs**

## A. Total Property Redevelopment Costs

|                                     | Industrial A       | Industrial B       |
|-------------------------------------|--------------------|--------------------|
| Projected Total Property Values     | \$6,233,600        | \$9,085,500        |
| Existing Total - Fair Market Values | <u>(\$367,573)</u> | <u>(\$367,573)</u> |
| INCREMENTAL Property Values         | \$5,866,027        | \$8,717,927        |
|                                     | <u>2.72%</u>       | <u>2.72%</u>       |
| Property Tax Increment              | <b>\$159,800</b>   | <b>\$237,500</b>   |

## B. Total Property Redevelopment Costs

|                                    |                    |
|------------------------------------|--------------------|
| <b>Projected Real Estate Value</b> | <b>\$754,700</b>   |
| <b>Minus Cost to Cure</b>          |                    |
| 1. Demolition Costs*               | (\$50,000)         |
| 2. Decommissioning costs           | (\$50,000)         |
| 3. Geotechnical Work               | (\$200,000)        |
| 4. Environmental Investigation     | \$20,000           |
| 5. Environmental Clean up          | (\$50,000)         |
| 6. Concrete Removal                | see * above        |
| 7. Total Costs to cure             | <u>(\$330,000)</u> |
| 8. Net Land Purchase Price         | <b>\$424,700</b>   |

## Redevelopment Costs

|  |                    |
|--|--------------------|
| 9. Additional Environmental Investigation            | \$75,000           |
| 10. Additional Environmental Clean-Up                | \$150,000          |
| 11. Relocation                                       | \$300,000          |
| 12. Legal & Administrative                           | \$75,000           |
| 13. Sales Commission                                 | \$44,000           |
| 14. Water Service Extension                          | \$200,000          |
| 15. Sanitary Sewer                                   | \$150,000          |
| 16. Off-Site: Sanitary Sewer Relief Line             | \$355,000          |
| 17. Storm Water Retention (MMSD)                     | \$275,000          |
| 18. Storm Sewer for Becher Place                     | \$25,000           |
| 19. Becher Place Roadway                             | \$175,000          |
| 20. Burnham Street Extension                         | \$25,000           |
| 21. Private Utilities                                | \$125,000          |
| 22. Business Park signage                            | \$0                |
| 23. Site Grading                                     | \$0                |
| 24. Pro-rated property taxes                         | \$10,000           |
| 25. Capitalized Interest                             | \$100,000          |
| 26. Contingency                                      | \$300,000          |
| <b>Total Redevelopment Costs &amp; Land Purchase</b> | <b>\$2,808,700</b> |

|  |                          |
|--|--------------------------|
| Minus Land Sales                       | <u><b>-\$754,700</b></u> |
| Minus State Grants                     | <u><b>-\$29,900</b></u>  |
| Minus Federal Grants                   | <u><b>\$0</b></u>        |
| <b>Incremental Redevelopment Costs</b> | <b>\$2,024,100</b>       |

|   | Industrial A      | Industrial B     |
|---|-------------------|------------------|
| Projected Property Tax Increment Per Year     | <b>\$159,800</b>  | <b>\$237,500</b> |
| Years required to finance Debt Service        | <b>Infeasible</b> | <b>16.64</b>     |
| Estimated Debt Capacity using cap rate of 10% | \$1,598,000       | \$2,375,000      |

## Exhibit No. 3 – Financial Condition Analysis

### I. CURRENT Property Values

#### I. A. - Assessed Value

|                   |                 |
|-------------------|-----------------|
| Land Value        | \$242,500       |
| Improvements      | \$77,300        |
| Personal Property | <u>\$39,900</u> |
| Total Value       | \$359,700       |

|                                |          |
|--------------------------------|----------|
| Property Tax on Assessed Value | \$10,000 |
|--------------------------------|----------|

|                  |       |
|------------------|-------|
| Rate per \$1,000 | 27.83 |
|------------------|-------|

#### I. B. - Fair Market Value

|                   |                 |
|-------------------|-----------------|
| Land Value        | \$247,808       |
| Improvements      | \$78,992        |
| Personal Property | <u>\$40,773</u> |

|                                     |           |
|-------------------------------------|-----------|
| Existing Total - Fair Market Values | \$367,573 |
|-------------------------------------|-----------|

|                               |              |
|-------------------------------|--------------|
| Tax Rate of Fair Market Value | <u>2.72%</u> |
|-------------------------------|--------------|

97.86%

|                                   |          |
|-----------------------------------|----------|
| Property Tax on Fair Market Value | \$10,000 |
|-----------------------------------|----------|

|                  |       |
|------------------|-------|
| Rate per \$1,000 | 27.24 |
|------------------|-------|

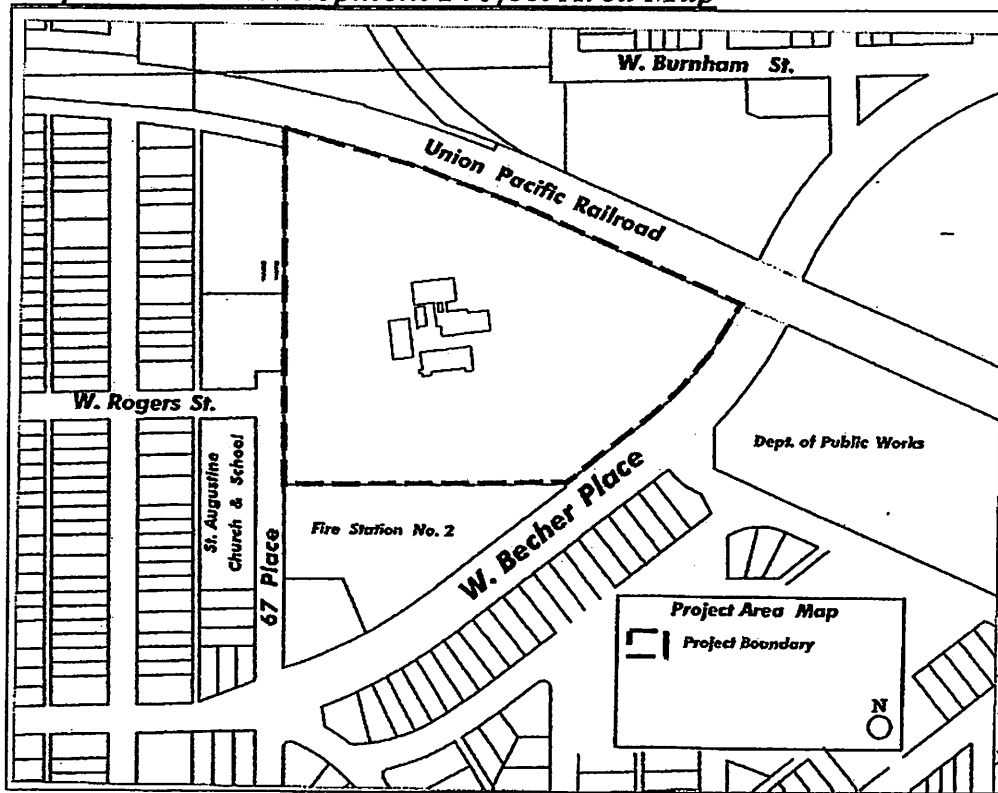
### II. PROJECTED Property Values

|                             |               |
|-----------------------------|---------------|
| Total Sellable Site Acreage | 11.6          |
|                             | <u>43,560</u> |
| Total Site Square Feet      | 505,732       |

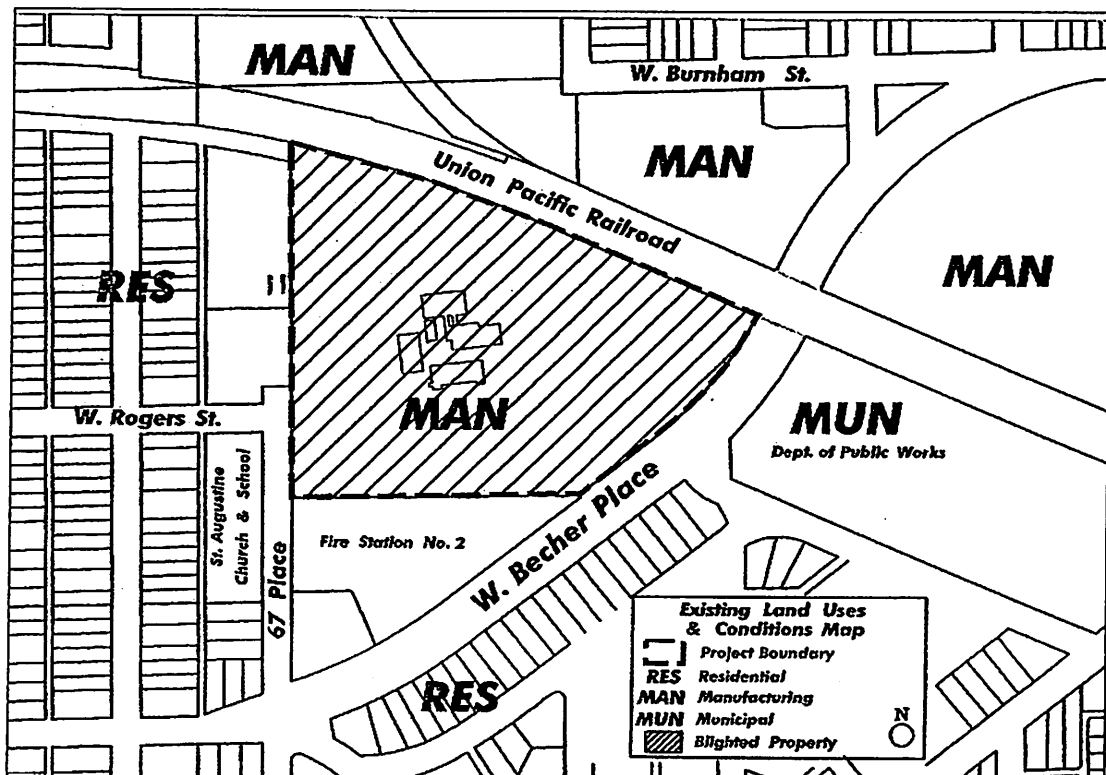
|                                 | Industrial A<br><u>25%</u> | Industrial B<br><u>38%</u> |
|---------------------------------|----------------------------|----------------------------|
| Land Coverage Ratio             |                            |                            |
| Projected Building Sq. Ft.      | 126,400                    | 192,200.00                 |
| Cost Per Sq. Ft.                | <u>\$39.39</u>             | <u>\$39.39</u>             |
| Projected Improvement Cost      | \$4,978,900                | \$7,570,800                |
| Personal Property               | \$820,000                  | \$1,240,000                |
| Land Sale Price                 | <u>\$754,700</u>           | <u>\$754,700</u>           |
| Projected Total Property Values | \$6,553,600                | \$9,565,500                |
|                                 | <u>2.72%</u>               | <u>2.72%</u>               |
|                                 | <b>\$178,500</b>           | <b>\$260,600</b>           |

|                                 |          |
|---------------------------------|----------|
| *Sale Price per Industrial Acre | \$65,000 |
|---------------------------------|----------|

***Map No. 1: Redevelopment Project Area Map***



***Map No. 2: Existing Land Use, Zoning, & Conditions***





COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS  
RESOLUTION NO. 423  
DATE ADOPTED July 22, 2003

Resolution approving a Redevelopment Plan for the  
S. 67 St. and W. Becher Place Redevelopment Plan

WHEREAS, by Resolution No. 387, adopted October 24, 2002, the Community Development Authority of the City of West Allis (the "Authority") designated the boundaries for the 67 St. and W. Becher Place Redevelopment Project (the "Project Area") pursuant to applicable provisions of Wis. Stats. Sec. 66.1333; and,

WHEREAS, the Authority has had prepared a Redevelopment Plan for the Project Area (the "Plan"), as more fully appears from a copy of the Plan attached hereto and made a part hereof; and,

WHEREAS, the City Plan Commission, the duly designated and acting official planning body for the City of West Allis, on July 23, 2003 has reviewed and determined that the Plan conforms to the General Plan of the City, is sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements in the Project area as provided in Wis. Stats. Secs. 66.1333; and,

WHEREAS, on July 8, 2003, pursuant to the provisions of Wis. Stats. Sec. 66.1333, the Authority duly noticed and conducted a public hearing to determine whether the Plan is feasible and in conformity with the General Plan of the City.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis with respect to the Plan for the S. 67 St. and W. Becher Place Redevelopment Plan that:

1. It is hereby found and determined that the Plan is feasible and, as reported by the City Plan Commission, in conformity with the General Plan of the City.
2. The Plan, having been duly reviewed and considered, is hereby in all respects approved and adopted and the executive director of the Authority is hereby authorized and directed to transmit a copy of the Plan to the Common Council for its approval.
3. Financial assistance under Wis. Stats. Sec. 66.1333, equal to one hundred percent (100%) of gross project costs, pursuant to necessary agreements and contracts between the City of West Allis and the Authority, is necessary for the purpose of carrying on redevelopment, rehabilitation, urban renewal, and other related activities within the Project area in accordance with the approved Plan.

4. In order to facilitate implementation of the Plan, the Common Council of the City of West Allis is hereby requested to take certain official actions to support new land uses in the area which, without limitation because of reference, may include the vacation and removal of parts of certain public rights-of-way and other public or semi-public ways, necessary changes in zoning ordinances and other public actions deemed necessary to carry out the Plan as provided under Wis. Stats. Sec. 66.1333

5. Upon Common Council approval of the Plan and upon the execution of a Cooperation Agreement, or other funding instrument, between the Authority and the City of West Allis assuring the availability of funds for undertaking and carrying out the Plan, including any and all activities related thereto, the executive director of the Authority is hereby authorized and directed to proceed with the prosecution of this Project as provided in Wis. Stats. Sec. 66.1333 and as more particularly set forth in Wis. Stats. Secs. 66.1333, including:

- A. Certification of the approved Plan to the Common Council; and,
- B. Recording of the approved Plan in the Office of the Register of Deeds of Milwaukee County, Wisconsin; and,
- C. Issuing and filing a Relocation Order for the Project in the Office of the County Clerk of Milwaukee County, Milwaukee, Wisconsin.

Hr\trp\jmg