



City of West Allis

Legislation Text

File #: R-2011-0102, **Version:** 1

Resolution to create Tax Incremental District Number Twelve, City of West Allis, Wisconsin, and describe the boundaries thereof, pursuant to Section 66.1105(4)(gm) of the Wisconsin Statutes.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") duly noticed and held a public hearing on the creation of a tax incremental district and the proposed boundaries thereof, all pursuant to Sec. 66.1105(4)(a) of the Wisconsin Statutes; and,

WHEREAS, the Chief Executive Officer or Administrator of all local governmental entities having the power to levy taxes on property located within the proposed district and the School Board of the School District of West Allis - West Milwaukee, et al., which includes property located within the proposed district, received notice of the hearing, as provided in Sec. 66.1105(4)(a) of the Wisconsin Statutes; and,

WHEREAS, at the hearing, all interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the tax incremental district and the proposed boundaries thereof; and,

WHEREAS, the Authority, by CDA Resolution No. 855, adopted April 12, 2011, has designated the boundaries of the tax incremental district recommended by it to be created and submitted such recommendation to the Common Council of the City of West Allis (the "Common Council"), pursuant to Sec. 66.1105(4)(b) of the Wisconsin Statutes; and,

WHEREAS, pursuant to Sec. 66.1105(4)(g) of the Wisconsin Statutes, the Common Council has, by resolution adopted concurrently herewith, approved the Project Plan for the District (the "Project Plan").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that upon the recommendation of the Authority and pursuant to Sec. 66.1105(4)(gm) of the Wisconsin Statutes, it hereby creates "Tax Incremental District Number Twelve, City of West Allis," as of January 1, 2011, the boundaries of which are as described and shown on Exhibit "A", which is attached hereto and by reference made a part hereof (the "District").

BE IT FURTHER RESOLVED by the Common Council that it hereby makes the findings with respect to the District as follows:

1. Not less than fifty percent (50%), by area, of the real property within the District is in need of rehabilitation or conservation work within the meaning of Section 66.1337(2m)(b) of the Wisconsin Statutes; and,
2. The improvement of the aforesaid area is likely to enhance significantly the value of substantially all of the real property in the District; and,
3. The project costs relate directly to serving the rehabilitation or conservation of the area; and,

4. The equalized value of taxable property of the District, plus the value increment of all existing districts within the City of West Allis, does not exceed twelve percent (12%) of the total equalized value of taxable property within the City of West Allis.

5. That without the creation of the District, redevelopment would not occur or be financially feasible.

Attachment: Exhibit A (Boundaries)

cc: Dept. of Development

q/res/dev-r-630-4-19-11