



City of West Allis

Legislation Text

File #: R-2016-0190, **Version:** 1

Resolution to approve the Project Plan and to approve the proposed boundaries for Tax Incremental District Number Fifteen - The Market, City of West Allis.

WHEREAS, pursuant to Section 66.1105 of the Wisconsin Statutes, the Common Council, by Resolution adopted concurrently herewith, created Tax Incremental District Number Fifteen - The Market, City of West Allis (the "District"), and described the boundaries thereof; and,

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") has prepared, adopted and submitted to the Common Council a proposed Project Plan for the District (CDA Resolution No. 1193), dated June 21, 2016; and,

WHEREAS, the Plan Commission of the City of West Allis has reviewed and determined that the proposed Project Plan is in conformity with the Master Plan of the City of West Allis and has submitted its report to the Common Council, dated July 5, 2016; and,

WHEREAS, the Authority has duly noticed and held a Public Hearing at which all interested persons were afforded a reasonable opportunity to express their views on the proposed Project Plan, pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes on June 21, 2016; and,

WHEREAS, the Chief Executive Officers or Administrators of all local governmental entities having the power to levy taxes on property within the District and to the School Board of the School District of West Allis - West Milwaukee, et al., which includes property located within the District, received a copy of the Notice of Public Hearing, pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes; and,

WHEREAS, owners of the property identified to be included under Section 66.1105(4)(gm)4 of the Wisconsin Statutes as blighted or in need of rehabilitation or conservation work received notice of the proposed finding and the date of the Public Hearing held pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes at least fifteen (15) days prior to the date of such hearing.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, pursuant to its authority under Section 66.1105(4)(g) of the Wisconsin Statutes, that the Project Plan for the District, a copy of which is attached hereto as an Exhibit and by reference made a part hereof, be and is hereby approved.

BE IT FURTHER RESOLVED by the Common Council that the Project Plan and proposed boundaries for the District, herein approved, is feasible and in conformity with the Master Plan of the City of West Allis.

BE IT FURTHER RESOLVED that not less than fifty percent (50%) of the real property within the District is in need of rehabilitation and/or conservation work within the meaning of Section 66.1337(2m)(a) of the Wisconsin Statutes and declares that the District is a blighted District pursuant to Section 66.1105(4)(gm)6.

BE IT FURTHER RESOLVED that the District would foster development likely to enhance significantly the

value of substantially all properties within the District and that project costs relate to eliminating blight.

BE IT FURTHER RESOLVED that the equalized value of the District plus all existing Tax Incremental Districts of the City does not exceed twelve percent (12%) of the total equalized value of taxable property within the City.

BE IT FURTHER RESOLVED that without the creation of the District, redevelopment would not occur or be financially feasible.

Exhibit: Project Plan

cc: Dept. of Development

DEV-R-843-7-5-16