



## Legislation Details (With Text)

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**File created:** 6/16/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

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**Effective date:**

**Title:** Substitute resolution approving the boundary for a Tax Incremental District at South 27th Street and West Howard Avenue, in the 13th Aldermanic District.

**Sponsors:** ALD. WITKOWSKI

**Indexes:** TAX INCREMENTAL DISTRICTS

**Attachments:** 1. Fiscal Note.pdf, 2. TID Boundary Map, 3. TID District Property Data, 4. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/16/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/25/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/25/2009	1	CITY CLERK	DRAFT SUBMITTED		
6/30/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
7/7/2009	1	COMMON COUNCIL	ADOPTED	Pass	14:0
7/14/2009	1	MAYOR	SIGNED		

090211  
SUBSTITUTE 1

ALD. WITKOWSKI

Substitute resolution approving the boundary for a Tax Incremental District at South 27th Street and West Howard Avenue, in the 13th Aldermanic District.

This substitute resolution establishes a boundary for a Tax Incremental District at South 27th Street and West Howard Avenue. The District contains seven properties, including two vacant auto dealerships, a trailer park and a new pharmacy. The District is being created in an effort to stimulate redevelopment interest in the area. Should specific redevelopment plans evolve, a Tax Incremental District Project Plan for the area will be prepared for consideration by the City of Milwaukee and the Joint Review Board. This resolution only creates the boundary. It does not authorize expenditures.

Whereas, Chapter 105 of the Laws of 1975 of the State of Wisconsin with amendments from other chapters of said Laws created Section 66.1105, Wisconsin Statutes, titled "Tax Increment Law;" and

Whereas, Section 66.1105(4) of the Tax Increment Law sets forth certain criteria that the Common Council of the City of Milwaukee ("Common Council") and the Redevelopment Authority of the City of Milwaukee ("Authority") must follow to create a Tax Incremental District ("District" or "TID") and approve a Project Plan for a District; and

Whereas, Pursuant to Section 66.1105(4) (a) through (gm), Wisconsin Statutes, the Authority conducted a public hearing and mapped and recommended the boundaries of a District from 3636 through 3860 South 27th Street, a copy of which boundary map is

attached to this Common Council File; and

Whereas, Under the provisions of Section 66.1105(4) (gm)4.a., Wisconsin Statutes, not less than 50 percent, by area, of the real property within a proposed District must qualify as either a "blighted area" within the meaning of Section 66.1105(2) (a), Wisconsin Statutes; an area "in need of rehabilitation or conservation work" within the meaning of Section 66.1337(3), Wisconsin Statutes; must be suitable for "industrial sites" within the meaning of Section 66.1101, Wisconsin Statutes, and be zoned for industrial use; or must be "suitable for mixed-use development" as defined in Section 66.1105(2) (cm), Wisconsin Statutes; and

Whereas, More than 50 percent, by area, of the real property in the District is considered "in need of rehabilitation and conservation work" as defined above; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines, as follows, that:

1. Property within the District boundary is "in need of rehabilitation and conservation work" within the meaning of Section 66.1105(4) (gm)4.a., Wisconsin Statutes.
2. The improvement and/or redevelopment of such area, as hereinafter provided, is likely to enhance significantly the value of substantially all of the other real property in and adjoining such District.
3. The percentage of the aggregate value of the equalized taxable property within the District boundary, plus the incremental value of all other existing Districts in the City of Milwaukee, does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That the District boundary is established as set forth in said map; and, be it

Further Resolved, That the Department of City Development is authorized to prepare a Tax Incremental District Project Plan to assist redevelopment within this boundary and present such Project Plan to the Joint Review Board and Common Council at the earliest possible time; and, be it

Further Resolved, That this resolution does not authorize expenditures, it being understood that any expenditures planned in the District shall be set forth in the Project Plan and be subject to subsequent approval by the City.

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06/24/09