

14



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
R-2004-0203	Resolution	In Committee
	Resolution to designate a developer for the Six Points/Farmers Market Redevelopment Area	
	Introduced: 6/15/2004	Controlling Body: Safety & Development Committee

### COMMITTEE RECOMMENDATION

*ADOPT*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>6/9/04</i>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
	<input checked="" type="checkbox"/>		Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<i>5</i>	<i>1</i>		

### SIGNATURE OF COMMITTEE MEMBER

*[Signature]*  
 Chair \_\_\_\_\_ Vice-Chair \_\_\_\_\_ Member \_\_\_\_\_

### COMMON COUNCIL ACTION

**ADOPT**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>JUN 15 2004</i>			Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Dobrowski	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<i>10</i>	<i>1</i>		

Dev.

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL  
2004**

**ADMINISTRATION & FINANCE**

Chair: Michael J. Czaplewski  
Vice-Chair: Martin J. Weigel  
Gary T. Barczak  
Thomas G. Lajsic  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Richard F. Narlock  
Vice-Chair: Linda A. Dobrowski  
Kurt E. Kopplin  
Vincent Vitale  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Vincent Vitale  
Gary T. Barczak  
Martin J. Weigel  
Rosalie L. Reinke

**LICENSE & HEALTH**

Chair: Kurt E. Kopplin  
Vice-Chair: James W. Sengstock  
Linda A. Dobrowski  
Richard F. Narlock  
Michael J. Czaplewski

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Gary T. Barczak  
Linda A. Dobrowski  
Vincent Vitale  
Martin J. Weigel



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

File Number: R-2004-0203

Final Action:  
JUN 15 2004

Resolution to designate a developer for the Six Points/Farmers Market Redevelopment Area

WHEREAS, the Community Development Authority of the City of West Allis, on June 9, 2004, under Resolution No. 477, selected Toldt Development, Inc. as the developer for the redevelopment of the Six Points/Farmers Market Redevelopment Area according to a conceptual plan presented to the Safety and Development Committee on February 24, 2004.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that Toldt Development, Inc. be and is hereby designated as the developer for the Six Points/Farmers Market Redevelopment Area, located in the area of S. 66 Street to S. 64 St., between W. Greenfield Avenue and W. Lapham St., subject to negotiation of a Sales and Development Agreement acceptable to the Common Council and the Community Development Authority.

cc: Department of Development

DEV-R-351-6-15-04jmg

ADOPTED

June 15, 2004

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED

June 18, 2004

Jeannette Bell, Mayor

**Preliminary Terms and Conditions of a Development Agreement between the Community Development Authority and Toldt Development Inc. for the Six Points/Farmers Market Redevelopment Area.**

**Seller:** Community Development Authority of the City of West Allis

**Developer/Buyer:** Toldt Development Inc.

**Property:** The \$59 million dollar development will be a phased project. Therefore, land will be sold to the developer as building permits are issued for each phase (pay as you go concept). The City will retain provisions for reversion of the property if approval conditions and outlined schedules are not satisfied.

**Purchase Price:** \$1.77 million total

**Schedule of Development:**

Phase	1	2	3	Total
Condos	13			13
expandable to 185 units				
Apartments	210	259	144	613
Retail (sf)	15,000	18,000	14,000	47,000
Start/Complete	2005-2006	2007-2008	2009-2010	
Land Cost	\$ 543,600	\$ 200,000	\$ 1,024,600	\$ 1,768,200
Value	\$ 20,800,000	\$ 13,800,000	\$ 24,400,000	\$ 59,000,000
Unit Types	Flats, Lofts, Townhomes, Rowhouses, Live/Work, Corporate Housing			

**Guarantees:**

- Assessed valuations as identified in the submitted proposal
- Completion of each phase
- Minimum number of units and re-evaluations of the market place on phase basis
- Minimum construction costs
- Personal Guarantees

**Zoning:**

A Planned Development District , either commercial or residential is suggested

**City's Obligations:**

To be negotiated.

Property acquisition, environmental remediation, and building and site demolition

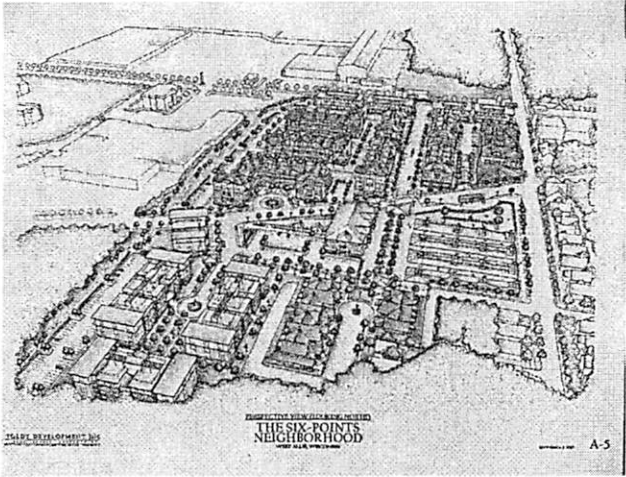


Items to be included are infrastructure improvements (water, sewer, sanitary) and other right-of-way improvements (sidewalks, trees, etc.). Also, improvements to the Farmers Market structure and the addition of a plaza area.


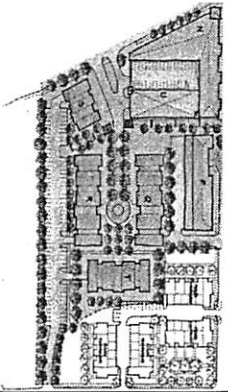
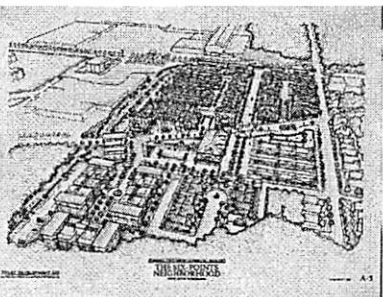
**Developer's Obligations:**

To be negotiated

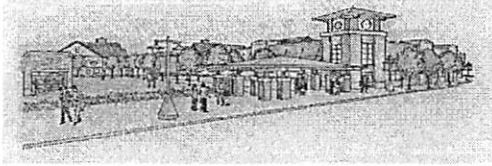
- Obtain and provide evidence of proper financing
- Secure the necessary City and State approvals
- A traffic impact study and market analysis

## Proposal for the Six Points Farmers Market Redevelopment Area

<p align="center"><b><u>Item</u></b></p>	<p align="center"><b><u>Facts</u></b></p>
<p align="center"><b><u>Description of Area</u></b></p> 	<p>17.2 acres of real estate assembled by the City of West Allis located within the Six Points/Farmers Market Redevelopment Area generally located at 66 St. and National Avenue.</p> <p>In December of 2000, the City of West Allis established a Tax Increment Financing District to underwrite the costs associated with acquiring and redeveloping the area. This site offers a unique opportunity to create an innovative, quality, and attractive high-density commercial/residential development, as it neighbors the historic Farmers Market.</p> <p>In October of 2003, ground was broken for the Berkshire Development. The project is a 1.3 acre, \$7 million development with 80-units of senior living and 9,000 square feet of retail space. Under construction and neighboring this site to the north is Summit Place, with potentially 300,000 square feet of office space.</p>
<p align="center"><b><u>Development Value</u></b></p> 	<ul style="list-style-type: none"> <li>• Approximately \$60 million private investment</li> <li>• 6737 W. National Ave. is not part of the plan leaving an additional approximately \$800 k to possibly be developed</li> <li>• Approximately \$4 million in Public infrastructure improvements</li> <li>• Balance of proposal is gradual, 3 phases over 6 years with stabilization in years 9-10.</li> </ul>
<p align="center"><b><u>Purchase Price of Land</u></b></p>	<ul style="list-style-type: none"> <li>• \$1.77 million?</li> </ul>
<p align="center"><b><u>Residential Development</u></b></p> 	<ul style="list-style-type: none"> <li>• There are 626 total units proposed, the most of any developer.</li> <li>• Main Street Flats: 96</li> <li>• Main Street Lofts: 32</li> <li>• Courtyard Flats: 235</li> <li>• Row house Town homes: 18</li> <li>• Row house Flats: 64</li> <li>• Live/Work Housing: 7</li> <li>• Market Lofts: 7</li> <li>• Corporate Units: 18</li> <li>• Manor House Condos: 13 + expansion of up to 172 additional units in building that would be attractive condominiums (H I J K L).</li> <li>• <b>Total possible condos: 185, or 30% of the</b></li> </ul>

	<p><b>proposed housing units.</b></p>
<p style="text-align: center;"><b><u>Retail</u></b></p> 	<ul style="list-style-type: none"> <li>• 47,400 sq ft of Commercial space, including Fresh Market Buildings</li> </ul>
<p style="text-align: center;"><b><u>Parking</u></b></p> 	<ul style="list-style-type: none"> <li>• 566 Underground Parking Spaces proposed for 626 units</li> <li>• A total of 1159 parking spaces should eliminate any parking problems.</li> <li>• Additionally 170 spaces are proposed for a parking structure to serve the Farmer's Market and the shops around it.</li> </ul>
<p style="text-align: center;"><b><u>Details</u></b></p> 	<ul style="list-style-type: none"> <li>- The site is truly pedestrian friendly; it incorporates the new "Fused Grid" concepts by combining the conventional cul-de-sac pattern of the modern suburb and the grid pattern from the early 1900's.</li> <li>- A series of visual anchors of varying types and sizes (architectural and graphic), to reinforce important locations and draw people towards specific areas are provided throughout the site.</li> <li>- The public realm is enhanced with wider sidewalks, unparalleled pedestrian linkages, street trees, pedestrian lights, articulated paving, information kiosks and defined pedestrian crossings.</li> </ul>

### Additional Features



- Creating a true Public Space, a true destination.
- 66<sup>th</sup> St cut off to enhance pedestrian feel of Farmers Market
- Farmers Market expanded with “Fresh Market Buildings”, open park area, and plaza.
- Decorative Steel landmark girder over 66<sup>th</sup> St.
- The developer will form neighborhood committees that would provide input throughout the development process.
- The developer is willing to guarantee a set amount of Tax Revenue for a 3-year period.

### 10 Largest Impacts Toldt Development Will Have on West Allis

1. Create a new neighborhood and city identity, focus and vitality within our metropolitan area.
2. Build a destination: retail/food/bars that people want to visit.
3. Create economic spillover benefits for area retailers, restaurants and businesses.
4. Contribute to a lively downtown; make it an area that will generate tourist interest.
5. Create a variety of unique housing options.
6. Build a neighborhood and buildings that people want to live in.
7. Renovate the Farmers Market as an expanded historic Fresh Market area and entertainment experience that people want to visit.
8. Eliminate blight and generate higher tax revenues for West Allis.
9. Create streetscapes, landscapes, plaza & sidewalks for people’s enjoyment.
10. Develop in a manner contemporary to on-going development activities