



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, April 14, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [26-0162](#) March 10, 2026

Attachments: [March 10, 2026 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0199](#) Annual Election of Chairperson and Vice-Chairperson.
3. [26-0200](#) Discussion regarding the status of the former Motor Castings property located at 1323 S. 65 St.
4. [26-0201](#) Discussion on the status of the SONA II Development Agreement.
5. [26-0202](#) Discussion regarding 6771 W. National Ave.
6. [26-0203](#) Discussion on the Allis Yards Development.
7. [26-0007](#) Consideration relative to Report on Redevelopment Initiatives:
 - a. 84th & Greenfield/TIF Number Eleven
 - b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - c. The Market/TIF Number Fifteen
 - d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/ TIF Number Sixteen
 - e. S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor / TIF Number Seventeen
 - f. Novonesis Expansion/TIF Number Eighteen
 - g. 86th and National/TIF Number Nineteen
 - h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
 - i. Hwy. 100 Corridor
 - j. Beloit Road Senior Housing Complex
 - k. W. National Ave. Corridor
 - l. Motor Castings Site – 1323 S. 65 St.
 - m. 116th & Morgan Ave.

For agenda items 3-6, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

NOTICE IS HEREBY GIVEN that a possible quorum of the City of West Allis Common Council may gather for the purpose of attending the Community Development Authority Meeting of Tuesday, April 14, 2026, at 6:00 p.m. at City Hall in Room 128. This is not intended to be a formal meeting of the Common Council. The Common Council will not take any formal action at this event.

E. ADJOURNMENT



All meetings of the Community Development Authority are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, March 10, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

TAX INCREMENTAL DISTRICT NO. 22 (draft minutes) AND REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Gerald C. Matter, Michael Suter, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark
Excused 1 - Danna Kuehn

Staff

Ald. Haass, Ald. Roadt, Ald. Turner
Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Project Manager

Others Attending

Brett Cooley, 2048 S. 74th St., West Allis, WI 53219

C. APPROVAL OF MINUTES

1. [26-0120](#) February 10, 2026

Attachments: [February 10, 2026 \(draft minutes\)](#)

Clark moved to approve this matter, Badger seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0121](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 22, (66th and Mitchell St.) the proposed boundaries of the District, and the proposed Project Plan for the District.

Attachments: [Legal Notice](#)
[Afficavit of Publication \(2-18-26 & 2-25-26\)](#)
[DRAFT West Allis TID 22 Project Plan 03.05.26](#)

Mr. Schloss presented an overview of the project. Discussion ensued with questions being answered by staff.

Mr. Schloss inquired and received no additional comments from the public.

This matter was Discussed.

3. [26-0125](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 22 (66th and Mitchell St.).

Attachments: [CDA Res. No. 1535 - Establishing the Boundaries & Approving Prj Plan -TID 22](#)
[CDA Res. No. 1535 - Establishing the Boundaries & Approving Prj Plan - TID 22 \(signed\)](#)

Patrick Schloss presented.

Ald. Weigel moved to approve this matter, Clark seconded, motion carried by the following vote:

Aye: 6 - Matter, Suter, Weigel, Badger, Medley, Clark

No: 0

4. [26-0126](#) Resolution to approve a professional services contract with Concord Group for construction cost review of the 3LP West Allis LLC for the development of The Revv at 8530 W. National Ave.

Attachments: [CDA Res. No. 1534 - Concord Group - 3LP West Allis LLC \(3-10-26\)](#)
[CDA Res. No. 1534 - Concord Group - 3LP West Allis LLC \(3-10-26\) signed](#)
[Concord Group -West Allis REVV Apartments TID Audit 20260219 Final](#)

Patrick Schloss presented.

Clark moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 6 - Matter, Suter, Weigel, Badger, Medley, Clark

No: 0

5. [26-0127](#) Resolution to approve renewal of lease for temporary pickleball courts located on CDA owned property at 67** W. Mitchell St. by the Southeast Wisconsin Association of Pickleball (SWAP).

Attachments: [CDA Res. No. 1536 - Lease resolution 3.10.26](#)
[CDA Res. No. 1536 - Lease Resolutions \(3-10-26\) signed](#)
[Pickleball Agreement 2026](#)

Shaun Mueller presented.

Ald. Weigel moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 6 - Matter, Suter, Weigel, Badger, Medley, Clark

No: 0

6. [26-0128](#) Discussion on the status of the Makers Row Development and SONA II.

This matter was Discussed in Closed Session.

7. [26-0129](#) Discussion regarding 6771 W. National Ave.

Shaun Mueller presented a brief update in Open Session.

This matter was Discussed in both Open & Closed Session.

8. [26-0130](#)

Discussion on 1323 S. 65th St. (former Motor Castings)

Patrick Schloss and Shaun Mueller presented an updated in Open Session.

This matter was Discussed in Open Session.

9. [26-0131](#)

Discussion on W. Allis Chalmers Drive Connection and area.

This matter was Discussed in Closed Session.

10. [26-0007](#)

Consideration relative to Report on Redevelopment Initiatives:

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Patrick Schloss presented a brief updated.

At 6:49 p.m., a motion was made by Wayne Clark, seconded by Richard Badger to go into closed session to discuss items 6, 7,8, and 9 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:06 p.m

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Wayne Clark to adjourn at 7:06 p.m.



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