



City of West Allis

Meeting Minutes

Community Development Authority

Monday, December 8, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark

Others Attending

Erik Doersching; Tracy Cross
Joe Durica, IT Supervisor; City of West Allis

Staff

Ald. Haass, Ald. Roadt
Patrick Schloss, Economic Development, Executive Director
Carson Coffield, Economic Development Specialist

C. APPROVAL OF MINUTES

1. [25-0497](#) November 11, 2025 (draft minutes)

Attachments: [November 11, 2025 \(draft minutes\)](#)

Clark moved to approve this matter, Ald. Weigel seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0498](#) Discussion regarding the West Allis Housing Market Study prepared by Tracy Cross.

Erik Doersching from Tracy Cross introduced the West Allis Housing Market Study. Erik discussed a variety of findings from the study.

This matter was Discussed.

3. [25-0499](#) Resolution to approve a Development Agreement between the Community Development Authority and Habitat for Humanity – Milwaukee, property at 6901 and 69** W. Beloit Rd.

Attachments: [CDA Res. No. 1518 - MHH Development Agreement \(12-8-25\)](#)
[CDA Res. No. 1518 - MHH Development Agreement \(12-8-25\) signed](#)
[Habitat for Humanity 12.5.25](#)

Patrick Schloss discussed conversations with Habitat for Humanity to build two affordable homes in West Allis in 2026.

Ald. Kuehn moved to approve this matter, Badger seconded, motion carried.

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

4. [25-0500](#) Resolution to approve an additional \$50,000 to the Scope of Services for Ramboll Americas Engineering Solutions, Inc. for remedial planning assistance at 6500 W. Washington (Tax Key No. 439-0001-037), 13** S. 65 St. (Tax Key No. 439-9004-000), 1200 S. 65 St. (Tax Key No. 439-0108-001) and 11** S. 64 St. (Tax Key No. 439-0088-000).

Attachments: [CDA Res. No. 1519 - Ramboll - Motor Castings - Amendment to Scope \(12-8-25\)](#)
[CDA Res. No. 1519 - Ramboll - Motor Castings - Amendment to Scope \(12-8-25\) signed Ramboll - Amended Scope](#)

Patrick Schloss shared that there is an increase in services from Ramboll due to ongoing environmental investigation.

Further discussed in Closed Session.

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

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

5. [25-0501](#) Discussion on a development proposal from Mandel Group for Lot 3 and Lot 4 within the Six Points Farmers Market Redevelopment Area.

This matter was Discussed in Closed Session.

6. [25-0012](#) 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.

i) Patrick Schloss discussed the Hwy 100 - Days Inn.

At 6:36 p.m., a motion was made by Richard Badger, seconded by Ald. Weigel to go into closed session to discuss items 4 and 5 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:00 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Clark, seconded by Ald. Weigel to adjourn at 7:00 p.m.



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.

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.