



Real Estate Development, Design
and Construction Consulting

May 23, 2024

Patrick Schloss, Executive Director
Community Development Authority of the City of West Allis
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

RE: Offer to Purchase / Letter of Interest – 6400 Greenfield Development
6424-26 W. Greenfield Ave., 13** S. 65th St. and 6414-22 W. Greenfield Ave. (West Allis CDA)
6400 W. Greenfield Ave. and 1351 S. 64th St. (City of West Allis)

Mr. Schloss:

This letter shall be attached as an Addendum to our Commercial Offer to Purchase the above-referenced properties dated May 23, 2024 and shall serve to outline our understanding of the terms to be incorporated into the Purchase and Sale Agreement and Developer Agreement for this development.

Note: For the purpose of this letter, the terms “Buyer” and “Developer” may be used in reference to JJH3group LLC while the terms “Seller” and “the City” may be used in reference to the City of West Allis and/or the Community Development Authority of the City of West Allis.

General development concept

- Developer intends to create a new LLC – in partnership with Galbraith Carnahan Architects, and potentially additional parties – to develop, design, build and own the new development.
- Developer intends to redevelop the properties in general accordance with the plans submitted to the City for Rezoning, CSM and Site & Architectural Plan Review on April 26, 2024. Drawings from that submittal package are attached to this letter for reference.

Property delineation and ownership

- Developer will be responsible for assembling the properties via CSM and will work with the City to appropriately rezone the new parcels, presumably via Planned Unit Development.
- The City will agree to sell all five parcels to the Developer for \$1.00.
- At the completion of the project, Developer will deed ownership of the park back to the City.

Development costs

- All demolition and environmental costs for the CDA properties will be by Developer.
- The City will allow Developer to leave building foundations and slabs in place provided they do not adversely impact the new buildings or the ability of the park to properly drain. Further, brick, concrete blocks and other similar materials may be used as backfill under the future park.

- Park construction costs – design, grading, landscaping, hardscape, lighting, fencing and furnishings– will be furnished and installed by Developer in coordination with City staff.

Private ownership / public access

- The parking lot will be privately owned, with spaces assigned to tenants in the development, their guests and the retail/restaurant lessee. Developer will install signage delineating such.
- The outdoor seating area will be adjacent to the new park but set aside for retail/restaurant use.
- The east and west street curb cuts will remain in place, and the connection to the public alley north of the parking shall remain in place.
- Properties to the north will be able to connect to the alley through the parking lot.

Maintenance and maintenance costs

- Developer will be responsible for maintenance of the parking area – snow removal, utility costs – and enforcement of any private parking restrictions.
- Developer will be responsible for day-to-day maintenance of the park – grass cutting, snow removal, trash removal, utility costs.
- The City will be responsible for long-term capital maintenance and “costs of public use” of the park – tree maintenance, replacement of damaged landscaping, furniture and infrastructure, etc.

Other development matters

- The City will incorporate the properties into a new Tax Increment Financing District that will provide a PAYGO Developer Municipal Revenue Obligation of approximately \$1,600,000 over a 27-year period to support the development
- Developer will investigate the potential of burying existing overhead power and fiber/cable lines in good faith, but shall maintain final decision-making authority.
- The City will designate five street spaces for handicapped and short-term development parking

Our understanding is that all of these terms will be memorialized in a Development Agreement that will be attached to both the Purchase and Sale Agreement and the TIF Agreement.

If you have any questions or require any additional information, please do not hesitate to contact me by phone (414-333-3430) or email (JHook@JH3group.com). Joe and I appreciate your continued support in this development pursuit and look forward to continuing our mutually beneficial work together!

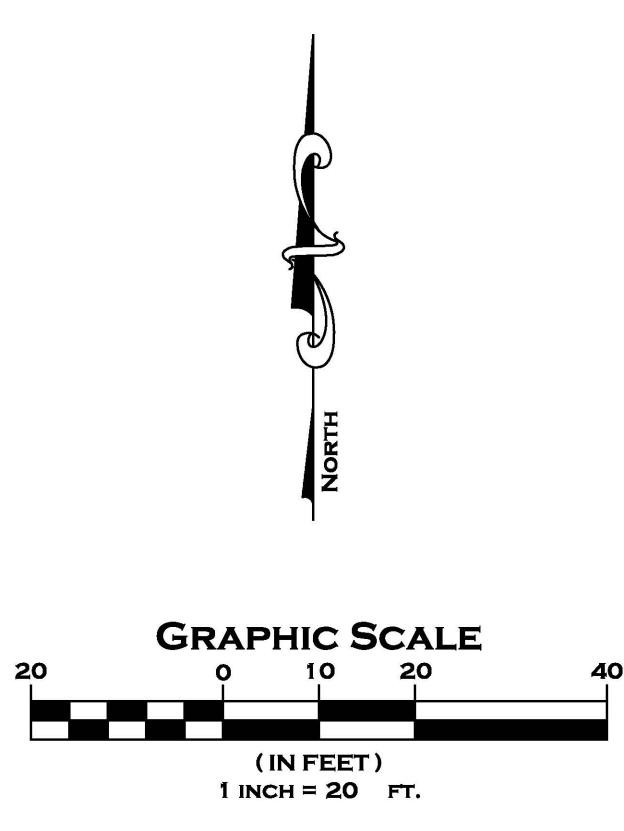
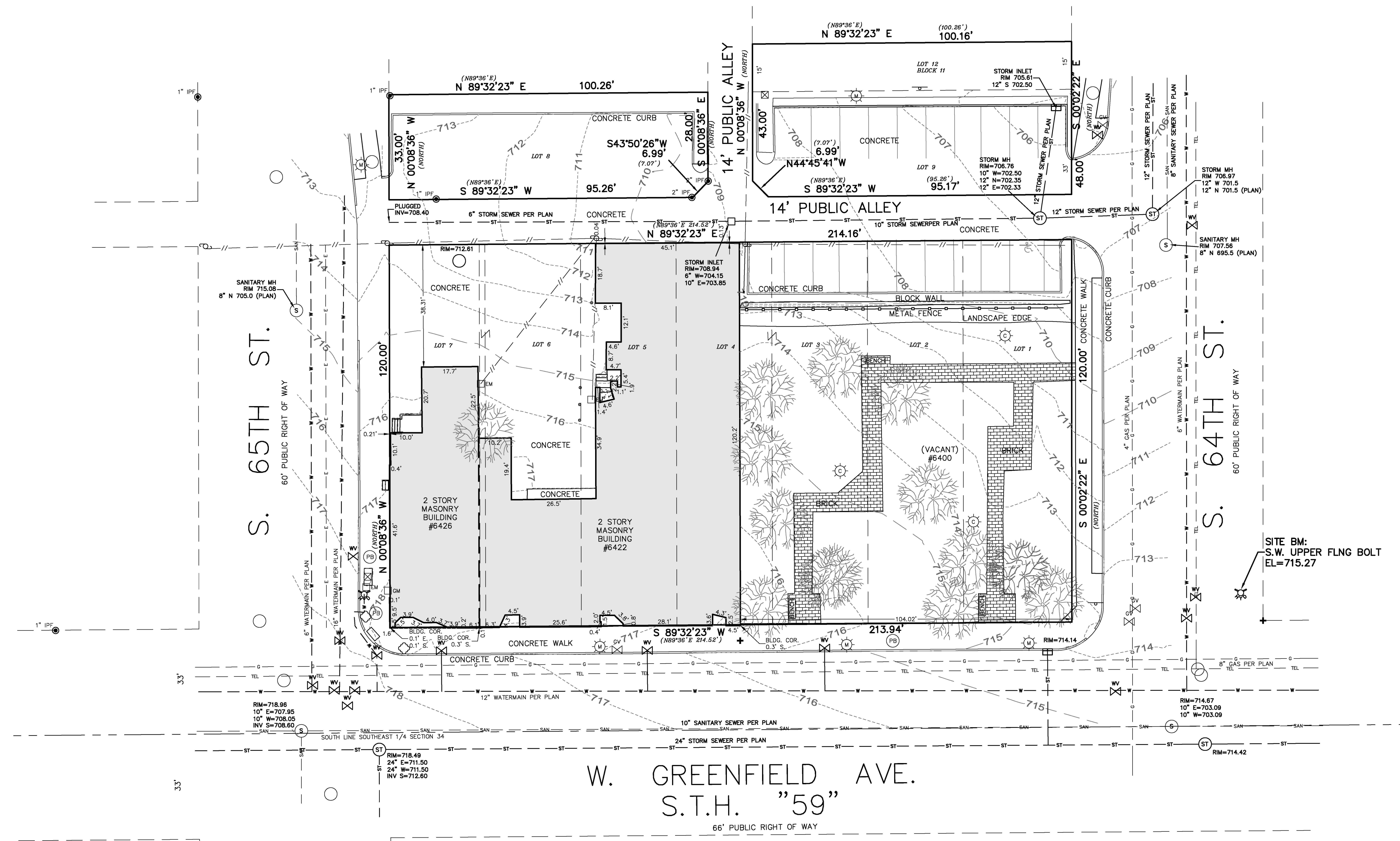
Sincerely,



Jeffrey J. Hook, Principal
JH3group LLC

Attachments: Existing Site Plan and Aerial Photo from 04/26/2024 submittal package
Proposed Site Plans from 04/26/2024 submittal package
Proposed Development Rendering from 04/26/2024 submittal package

cc: Joe Galbraith, Partner, Galbraith Carnahan Architects LLC



- NOTES
1. ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34 HAVING A BEARING OF N 89°32'23" E
 2. SUBJECT PROPERTY ZONED: C-3, COMMERCIAL DEVELOPMENT.
 3. SETBACKS BASED ON CITY OF WEST ALLIS ZONING CODE AND ARE AS FOLLOWS: MAX BUILDING HEIGHT=85', FRONT SETBACK (MAX)=20', FRONT SETBACK (MIN)=0', REAR SETBACK (MIN)=0', SIDE SETBACK (MIN)=0'.
 4. A LEGAL DESCRIPTION WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.
 5. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 6. PROJECT BENCHMARK - CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 34. ELEVATION=728.61 NAVD88.
 7. SITE BENCHMARK - S.W. UPPER FLNG BOLT, HYDRANT AT THE NORTHEAST CORNER OF THE INTERSECTION OF S. 64TH ST. AND W. GREENFIELD AVE. ELEVATION=715.27.

LEGAL DESCRIPTION
 LOTS 1 THRU 9, BLOCK 1, AND THE SOUTH 15 FEET OF LOT 12, BLOC 11 IN FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.
 CONTAINING 33,771 SQUARE FEET

LEGEND		
— SAN —	— SANITARY SEWER	⊠
— ST —	— STORM SEWER	⊠
— W —	— WATER MAIN	⊠
— G —	— BURIED GAS LINE	⊠
— TEL —	— BURIED TELEPHONE LINE	⊠
— E —	— BURIED ELECTRIC LINE	⊠
— FO —	— BURIED FIBER OPTIC LINE	⊠
— U —	— OVERHEAD UTILITY LINES	⊠
— CATV —	— BURIED CABLE TELEVISION LINES	⊠
— COMB —	— COMBINATION SEWER	⊠
— WOOD FENCE —	— WOOD FENCE	⊠
— METAL FENCE —	— METAL FENCE	⊠
— EDGE OF TREES AND BRUSH —	— EDGE OF TREES AND BRUSH	⊠
994.32 DS	— DOOR SILL ELEVATION	⊠
FD	— FIRE DEPARTMENT CONNECTION	⊠
⊠	— ELECTRIC TRANSFORMER	⊠
⊠	— ELECTRIC METER	⊠
⊠	— ELECTRIC PEDESTAL	⊠
⊠	— ELECTRIC BOX AT GRADE	⊠
⊠	— TELEPHONE BOX AT GRADE	⊠
⊠	— TELEPHONE PEDESTAL	⊠
⊠	— TV PEDESTAL	⊠
⊠	— GAS METER	⊠
⊠	— AIR CONDITIONER	⊠
⊠	— UTILITY POLE	⊠
⊠	— WOOD SIGN	⊠
⊠	— METAL SIGN	⊠
⊠	— FLAG POLE	⊠
⊠	— BOLLARD	⊠
⊠	— BOLLARD LIGHT	⊠
⊠	— YARD LIGHT	⊠
⊠	— HYDRANT	⊠
⊠	— WATER VALVE	⊠
⊠	— GAS VALVE	⊠
⊠	— MANHOLE	⊠
⊠	— STORM MANHOLE	⊠
⊠	— CATCH BASIN	⊠
⊠	— CURB INLET	⊠
⊠	— METAL LIGHT POLE	⊠
⊠	— CONCRETE LIGHT POLE	⊠
⊠	— WOOD LIGHT POLE	⊠
⊠	— MAIL BOX	⊠
⊠	— FIBER OPTIC MARKER	⊠
⊠	— GUY WIRE	⊠

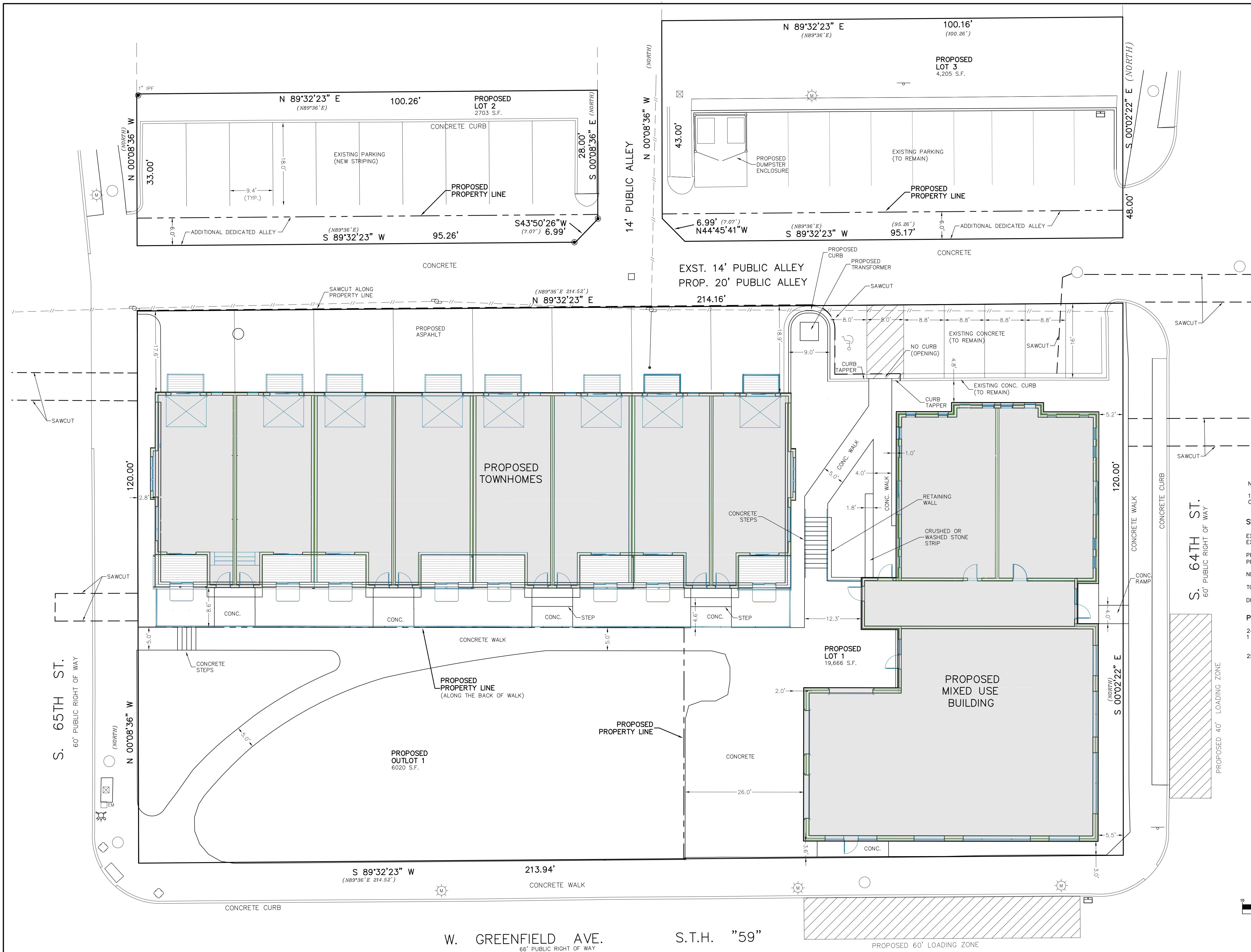
EXISTING CONDITIONS SURVEY

FOR
6400-6426
 6400-6426 W. GREENFIELD AVE
 WEST ALLIS, WI

DRAWN BY: DHS	DATE: MARCH 20, 2024
CHECKED BY: MJB	DRAWING No. EC-0-24-020
CSE Job No.: 24-020	SHEET 1 OF 1



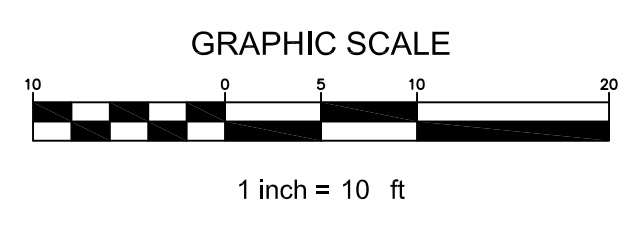
WEST ALLIS MIXED USED / TOWNHOMES DEVELOPMENT
 6400 W GREENFIELD AVENUE WEST ALLIS, WISCONSIN



NOTES:
 1. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF ASPHALT

SITE AREAS
 EXISTING IMPERVIOUS AREA = 22,115 S.F.
 EXISTING OPEN SPACE = 11,656
 PROPOSED IMPERVIOUS AREA = 24,225 S.F. [72% OF THE SITE]
 PROPOSED OPEN SPACE = 9,546 S.F. [28% OF THE SITE]
 NET INCREASE IN IMPERVIOUS AREA = 2110 S.F.
 TOTAL SITE AREA = 33,771 S.F. (0.775 ACRES)
 DISTURBED AREA = 24,600 S.F. (0.56 ACRES)

PROPOSED SURFACE PARKING
 24 REGULAR SPACES
 1 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESSIBLE SPACES)
 25 TOTAL SPACES



CJE NO.: CJE2414R2
 APRIL 24, 2024

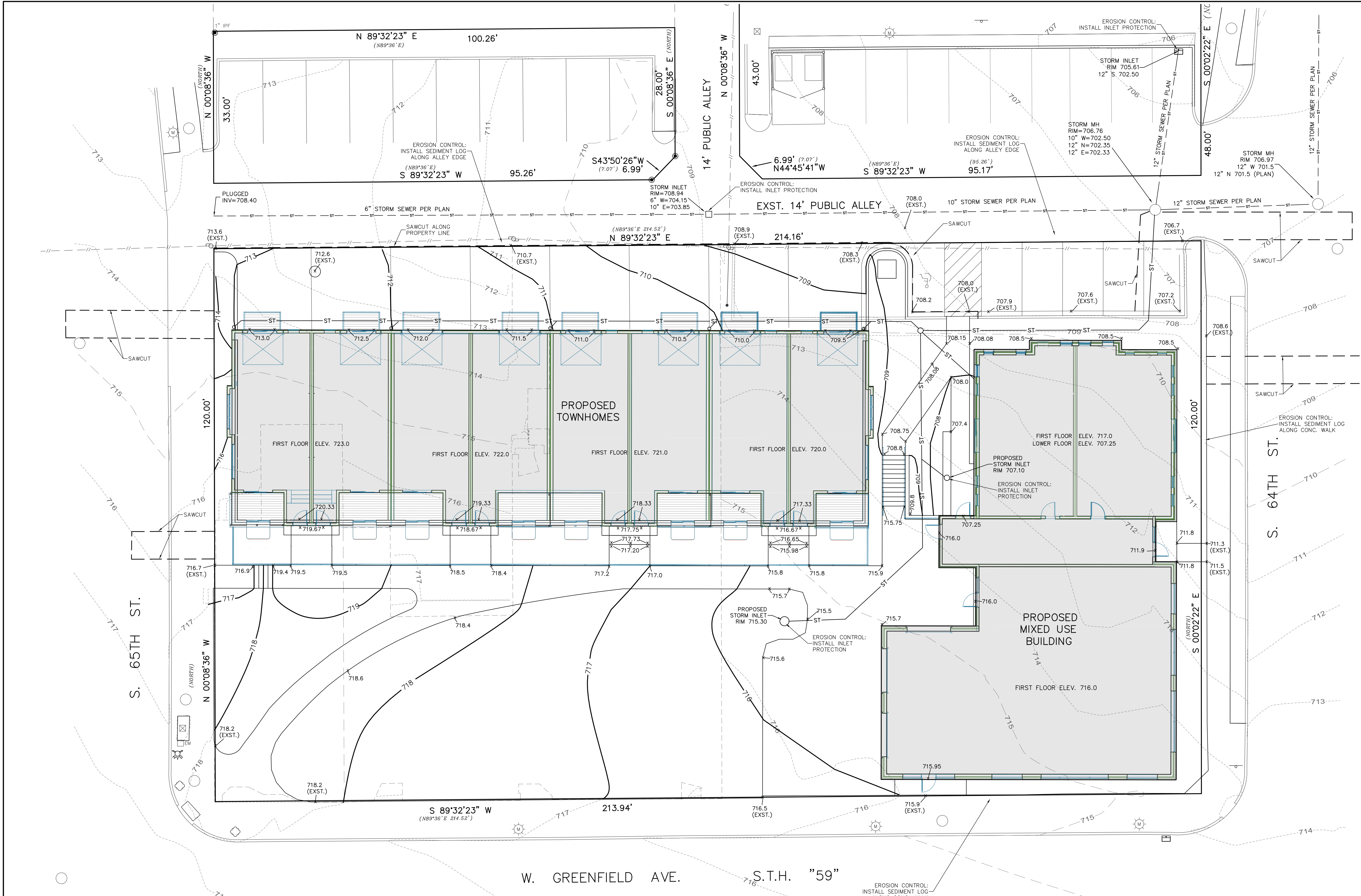


WEST ALLIS MIXED USED / TOWNHOMES DEVELOPMENT
 6400 W GREENFIELD AVENUE WEST ALLIS, WISCONSIN

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**SITE GRADING PLAN
 WITH EROSION CONTROL**

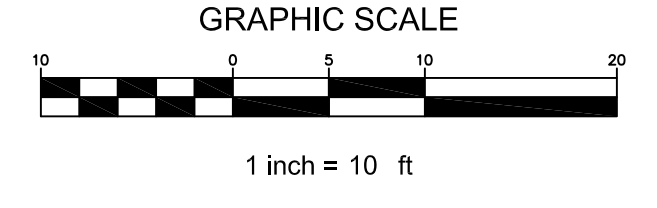
C2.0

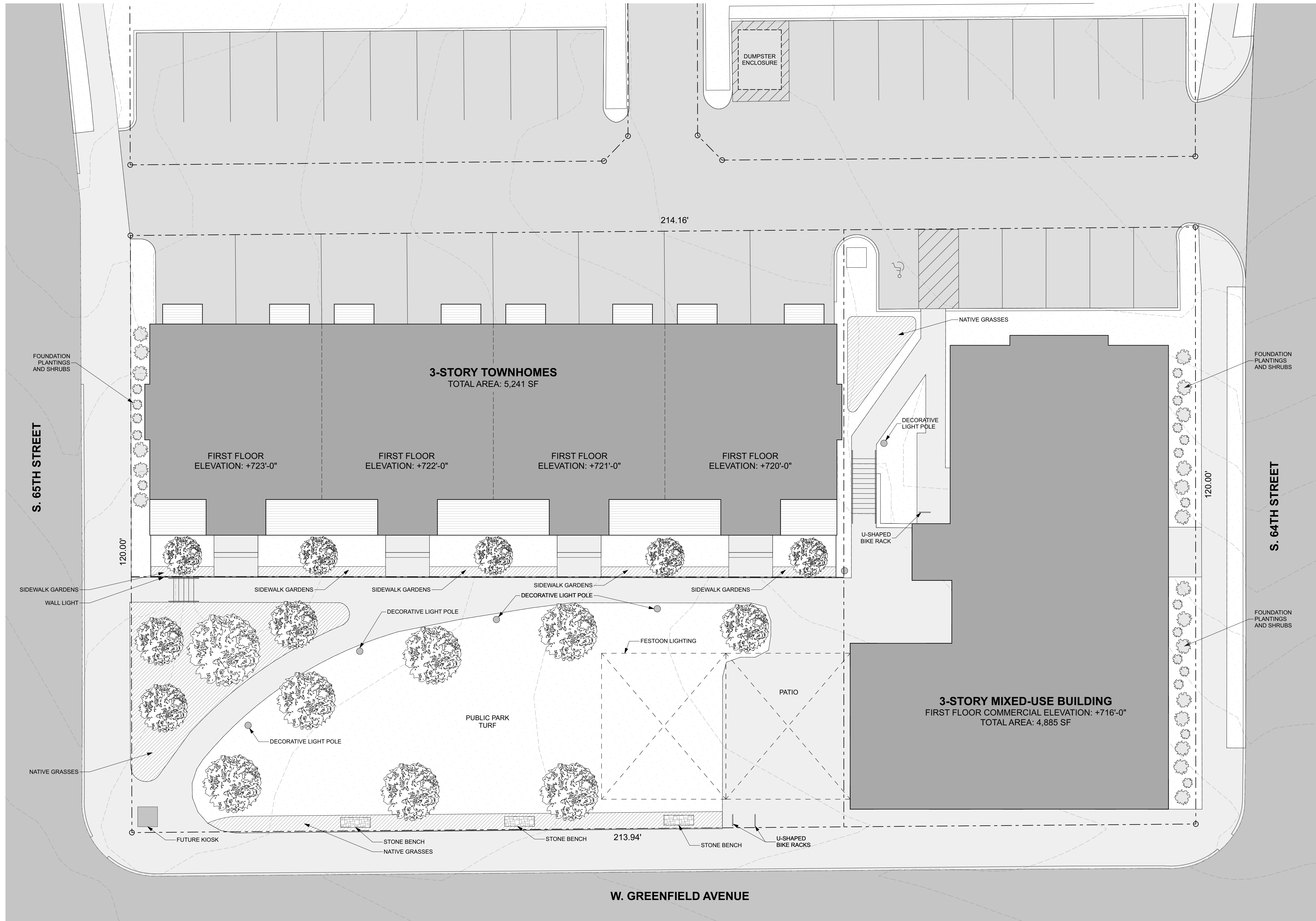


- NOTES:**
- EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
 - DISTURBED AREA = 24,600 S.F. (0.56 ACRES)
 - THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 2110 S.F.
 - THE EROSION CONTROL PRACTICES WILL CONSIST OF PROVIDING A SEDIMENT LOG (WATTLE) ON THE DOWNSTREAM SIDE OF THE DISTURBED AREAS AND INLET PROTECTION. ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE. SEE SHEET C4.0 FOR THE EROSION CONTROL DETAILS, MAINTENANCE REQUIREMENTS AND CONSTRUCTION SCHEDULE.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
 - ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
 - ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE.

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x-189.5	PROPOSED GRADE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER





ARCHITECTURAL SITE + LANDSCAPE PLAN
SCALE: 1" = 10'

- SITE PLAN - GENERAL NOTES**
1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
 2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
 3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
 5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
 6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
 8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

NOT FOR CONSTRUCTION

ARCHITECTURAL SITE + LANDSCAPE PLAN

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