



# City of West Allis

## Meeting Minutes

### Joint Review Board

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Monday, November 10, 2025

9:00 AM

City Hall, Art Gallery  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 5 - Wayne Clark, Mayor Dan Devine, Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Rep. of the WA-WM School District

#### Others Attending

Harry Allen, Senior Municipal Advisor; Ehlers Public Finance Advisors

#### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Carson Coffield, Economic Development, Economic Development Specialist  
Steve Schaer, Director of Planning and Zoning  
Jason Kaczmarek, Finance Director/Comptroller  
Jack Kovnesky, Planner  
Emily Wagner, Planner

#### C. APPROVAL OF MINUTES

1. [25-0430](#) September 30, 2025

**Attachments:** [September 30, 2025 \(draft minutes\)](#)

Celia Benton, Rep. of Milwaukee County moved to approve this matter, Sherry Terrell-Webb, Rep. of Milwaukee Area Technical College seconded, motion carried.

#### D. NEW AND PREVIOUS MATTERS

2. [25-0445](#) Review the public record, planning documents and the resolutions passed by the Community Development Authority and City Council.

- Attachments:** [JRB Final Mtg Letter](#)  
[Legal Notice of Final JRB](#)  
[JRB - Affidavit of Publication for 11-10-25 meeting](#)  
[CDA Res. No. 1508 - TID 7 \(9-30-25\) signed](#)  
[CDA Res. No. 1509 - TID 21 \(9-30-25\) signed](#)  
[Common Council - Res R-2025-4195 TIF 21 - signed](#)  
[Common Council - Res R-2025-4201 TIF 7 - signed](#)  
[JRB Half Mile Resolution TID 7 - signed](#)  
[West Allis TID 7 Project Plan Amendment 10.02.25](#)  
[West Allis TID 21 Project Plan 10.02.25](#)  
[CDA Draft Minutes of 9-30-25](#)  
[CDA Approved Minutes of 9-30-25](#)  
[JRB - Affidavit of Publication - NOW \(9-10 & 9-17-25\)](#)  
[JRB - NOW Publication \(9-17-25\)](#)  
[JRB - NOW Publication \(9-10-25\)](#)  
[JRB - Affidavit of Publication - Daily Reporter \(11-5-25\)](#)  
[JRB - Affidavit of Publication - NOW \(11-5-25\)](#)  
[TID#21 - Boundary \(Legal Description\)](#)

**This matter was Discussed.**

3. [25-0446](#) Resolution Approving an Amended Project Plan for Tax Incremental District No. 7.

- Attachments:** [JRB Resolution.TID 7](#)  
[JRB Resolution TID 7 - Signed](#)

**Wayne Clark, Public Member moved to approve this matter, seconded by Jeff Borland, Rep. of the WA-WM School Dist. Motion carried by the following vote:**

**Aye:** 5 - Clark, Mayor Devine, Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Rep. of the WA-WM School District

**No:** 0

4. [25-0447](#) Resolution Approving the Creation of Tax Incremental District No. 21.

- Attachments:** [JRB Resolution.TID 21](#)  
[JRB Resolution TID 21 - Signed](#)

**Wayne Clark, Public Member, moved to approve this matter, seconded by Sherry Terrell-Webb Rep. of Milwaukee Area Technical College. Motion carried by the following vote:**

**Aye:** 5 - Clark, Mayor Devine, Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Rep. of the WA-WM School District

**No:** 0

- 5. [25-0457](#) Discussion of upcoming projects.

This matter was Discussed.

**E. ADJOURNMENT**

*A motion was made by Wayne Clark, Public Member, seconded by Jeff Borland, Rep. of the WA-WM School Dist., to adjourn the meeting at 9:30 a.m.*

*The motion carried unanimously.*



All meetings of the Joint Review Board 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.