

COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS  
RESOLUTION NO: 1380  
DATE ADOPTED March 9, 2021

Resolution to approve a Development Agreement by and between West Allis Brewing Property LLC and the Community Development Authority for sale of land and the establishment of a brewery at 6749-51 W. National Avenue, 67\*\* W. National Avenue, and a portion of 67\*\* W. Mitchell St.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") through Resolution No. 1373 dated December 8, 2020 authorized the acquisition of the properties located at 6749-51 W. National Avenue (former Perfect Screw property), 67\*\* W. National Avenue (former portion of National Salvage), and a portion of 67\*\* W. Mitchell St. the "Property"; and,

WHEREAS, the Authority wishes to create additional tax base and foster job creation for the City of West Allis (the "City") through the sale and redevelopment of the property; and,

WHEREAS, West Allis Brewing Properties, LLC (the "Developer") have a Letter of Intent to purchase and create a brewery at 6749-51 W. National Avenue, 67\*\* W. National Avenue, and a portion of 67\*\* W. Mitchell St. The Developer seeks to make the Property an approximate 12,750 SF destination brewery; and,

WHEREAS, the Developer intends to purchase the property from the Authority for Five Hundred Thousand Dollars (\$500,000.00) and to invest nearly \$2.75 million to renovate the existing building into a near 12,750 SF brewery; and,

WHEREAS, the City desires to encourage economic development, eliminate blight, expand the City's tax base and create new jobs within the City, the District and upon the Property. The City finds that the development of the Project and the fulfillment of the terms and conditions of this Agreement will further such goals, are in the vital and best interests of the City and its residents, and will serve a public purpose in accordance with applicable state and local law.

WHEREAS, the development of the Project would not occur without the benefits to be provided to Developer as set forth in this Agreement.

NOW, THEREFORE BE IT RESOLVED that the Community Development Authority of the City of West Allis hereby recommends as follows:

1. A Development Agreement between the Community Development Authority of the City of West Allis and West Allis Brewing Properties, LLC or "Entity to be Named", for development of the 6749-51 W. National Avenue, 67\*\* W. National Avenue, and a portion of 67\*\* W. Mitchell St.

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, be and is hereby directed to forward this recommendation to the Mayor and the Common Council.

Approved: \_\_\_\_\_  
Patrick Schloss, Executive Director  
Community Development Authority

## EXHIBIT A

### Legal Description of Property

BEING PART OF LOT 1, LOT 2 AND LOT 3, OF BLOCK 2 OF ASSESSOR'S PLAT NO. 269 OF THE CITY OF WEST ALLIS, AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 2421399, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE S 0°48'19" E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 3, 992.12 FEET TO THE NORTH LINE OF W. NATIONAL AVENUE; THENCE CONTINUING S 0 48'19" E ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 3, 84.34 FEET TO THE SOUTH LINE OF W. NATIONAL AVENUE; THENCE N 66°50'24" E ALONG THE SOUTH LINE OF W. NATIONAL AVENUE, 25.90 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 2 OF ASSESSOR'S PLAT NO. 269 AND THE POINT OF BEGINNING; THENCE CONTINUING N 66°50'24" E ALONG SAID

SOUTH LINE OF W. NATIONAL AVENUE, 247.42 FEET TO THE NORTHEAST CORNER OF LOT 3 OF BLOCK 2 OF SAID ASSESSOR'S

PLAT NO. 269; THENCE S 1 °04'39" E ALONG THE EAST LINE OF SAID LOT 3, 164.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT

3; THENCE CONTINUING S 1 °04'39" E ALONG THE EAST LINE LOT 1 OF BLOCK 2, 183.11 FEET; THENCE S 88°00'12" W, 229.50 FEET;

THENCE N 1 °01 '59" W, 258.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 69,540 SQUARE FEET OR 1.596 ACRES, MORE OR LESS.

The above includes:

6749-51. National Ave. (Tax Key Parcel: 454-0251-001)

A portion of 67 \*\* W. Mitchell St. (Tax Key No.454-0252-000)

And

67\*\* W. National Ave. (Tax Key No. 454-0252-000)