



# City of West Allis

## Meeting Minutes

### Community Development Authority

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Tuesday, May 14, 2024

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 8 - Wayne Clark, Karin M. Gale, Donald Nehmer, Gerald C. Matter, Patrick Schloss, Michael Suter, Danna Kuehn, Martin J. Weigel

#### Others Attending

Ald. Turner, Jason Kaczmarek, Finance Director/Comptroller, Brad & Alicia Glassel, Mary Hook, John Onopa

#### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager

#### C. APPROVAL OF MINUTES

1. [24-0256](#) March 12, 2024

**Attachments:** [March 12, 2024 Draft Minutes](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [24-0269](#) Annual election of Chairperson and Vice-Chairperson.

*A motion was made by Ald. Weigel and seconded by Karin Gale to nominate Gerald Matter as Chairperson of the Community Development Authority of the City of West Allis.*

*The motion was carried unanimously.*

*A motion was made by Ald. Weigel and seconded by Karin Gale to nominate Wayne Clark as Vice-Chairperson of the Community Development Authority of the City of West Allis.*

*Mr. Matter inquired if there were any further nominations.*

*There being no further nominations, Mr. Matter declared the nominations closed.*

*The motion carried unanimously.*

3. [24-0270](#) Discussion regarding Aurora West Allis Fundraiser at Ope! Brewing, 6751 W. National Ave. and potential use of CDA owned property at 67\*\* W. Mitchell St.

*Mr. Schloss, introduced Ms. Mary Hook as the Representative for this fundraiser. This is an extension of Ope! and insurance would be required. Ms. Hook presented an overview and handouts for this event. Assistance will be needed from Public Works to help clean-up the parking lot surface as sweeping is needed.*

**This matter was Discussed.**

4. [24-0271](#) Review of redevelopment timeline and financial request for the properties located between S. 64 St. and S. 65 St. along the north side of W. Greenfield Ave.

*Mr. Schloss outlined the path forward for the 6400 block of W. Greenfield Ave. (former Crawdaddy's and the Spot) as well as the City owned parcels.*

*Mr. Clark inquired on the plan for the park area. Mr. Schloss stated it would be similar to what is currently there but offers sidewalks, art, a cafe along with the opportunity to provide more outdoor events.*

*Mr. Nehmer questioned if the park space would be deeded back to the City and received confirmation that it would.*

*Jeff Hook, the developer, stated they are targeting as a group to start in fall of this year, and open in fall of 2025.*

*Ald. Weigel questioned if the cafe would be requiring a beer/wine license and was advised that this is likely.*

*Brad & Alicia Glassel spoke as homeowners of the property next to this development project and objected to the characterization that the park is never used. The park is actual used a lot, not with City programs and it has 13 mature trees on the property as well. Mr. Glassel clarified that he is not objecting to this project but stated this is a densely populated area and this is the only green space that provides a shaded area, and emphasized that the space needs to be marketed as accessible to the public.*

*Ms. Gale suggested adding a sign to the area to ensure the public feels welcome.*

**This matter was Discussed.**

5. [24-0272](#) Discussion regarding the potential redevelopment of the southeast corner of S. 70 St. and W. Washington St., located within TIF #16.
- Mr. Mueller presented an update on this project with additional details being provided by Mr. Schloss.*
- This matter was Discussed.**
6. [24-0273](#) Discussion regarding the future potential uses of the CDA owned properties at 6901 and 69\*\* W. Beloit Rd.
- Mr. Schloss provided an update on this project.*
- Ms. Gale recommends building a single family home.*
- This matter was Discussed.**
7. [24-0274](#) Discussion regarding potential projects and timeline for TIF #7, former Allis Chalmers Manufacturing Complex (Whitnall Summit).
- This matter was Discussed in closed session.**
8. [24-0275](#) Discussion regarding the Holiday Inn Express and TIF #17, The Lincoln West Corridor.
- This matter was Discussed in closed session.**
9. [24-0276](#) Discussion regarding project activities within TIF #18, Novonesis (formerly Chr. Hansen Inc.) expansion.
- This matter was Discussed in closed session.**
10. [24-0277](#) Discussion regarding developer request for financing for proposed redevelopment of the former St. Aloysius located at 1405 S. 92 St.
- This matter was Discussed in closed session..**
11. [24-0021](#) 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. Hwy. 100 Corridor
  - g. Beloit Road Senior Housing Complex - Financial Update
  - h. W. National Ave. Corridor
  - i. Motor Castings Site – 1323 S. 65 St.
  - j. 116th & Morgan Ave.
- Item "b" was discussed.*
12. [24-0278](#) Next meeting date: June 18, 2024

*At 6:51 p.m., a motion was made by Ald. Kuehn, seconded by Wayne Clark to go into closed session to discuss items 7-10 on the agenda. Following the discussion of these items in closed session, the committee reconvened in open session at 7:29 p.m.*

## E. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Karin Gale, seconded by Wayne Clark to adjourn at 7:38 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

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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.