



# City of West Allis

## Meeting Minutes

### Community Development Authority

*Gerald C. Matter, Chair*  
*Wayne Clark, Vice-Chair*  
*Karin M. Gale, Donald Nehmer, Michael Suter*  
*Ald. Kevin Haass, Ald. Martin Weigel*  
*Patrick Schloss, Economic Development Executive Director*

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Monday, June 5, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### SPECIAL MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 6 - Wayne Clark, Donald Nehmer, Kevin Haass, Martin J. Weigel, Gerald C. Matter, Michael Suter  
**Excused** 1 - Karin M. Gale

#### Others Attending

Ald. Lajsic  
John Pechan, Three Leaf Partners  
Todd Taves, Ehlers, Inc.  
Arianna Mallon, Ehlers, Inc.  
Brian Gerard, Citizen, 2189 S. 90 St.

#### Staff

Patrick Schloss, Economic Development ,Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Carson Coffield, Economic Development Specialist

#### C. APPROVAL OF MINUTES

1. [23-0361](#) May 9, 2023

**Attachments:** [May 9, 2023 \(draft minutes\)](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [23-0359](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 19, the proposed boundaries of the District, and the proposed Project Plan for the District.

**Attachments:** [Legal Notice](#)

Mr. Coffield and Mr.Schloss presented an overview and addressed questions from the Community Development Authority regarding the proposed creation of Tax Incremental District No. 19, the proposed boundaries of the District, and the proposed Project Plan for the District.

Mr. Nehmer questioned whether the developer controls and owns the property and was advised that he does.

Ald. Weigel inquired on traffic improvements and was advised by Mr. Schloss that a traffic study was completed along with pedestrian crosswalk improvements. Mr. Schloss stated if the TIF over performs we have contingency costs to implement improvements within the corridor.

Mr. Nehmer asked if any consideration was given to putting condominiums into this location. Mr. Schloss stated it is a difficult market for condos, with confirmation being received from the developer.

Ald. Haass stated that in regards to condominiums to keep in mind that these could end up being sublet and basically end up with multiple owners which rent out their property. Mr. Schloss added that this topic is brought up often with developers and lenders but this isn't a strong contender within the market.

Mr. Gerard (citizen) questioned if the project is still proposing 247 units and whether the railroad and sidewalk setbacks have been taken into consideration. Confirmation was given from the developer that the number of units is correct and they've worked closely with their design team to ensure that the buildings don't come directly up to the sidewalks. Mr. Gerard further questioned how many TIF's we currently have and whether condominiums were considered in any of those creations. Mr. Schloss advised that this is the 19th TIF, of which 8 have been closed and that condos were considered in the very early stages of other TIF creations but determined to not be the best options for the market area.

Mr. Clark asked for clarification from Mr. Gerard if his concerns are for himself or others, and was advised that he's concerned with the entire area. Mr. Gerard expressed concern for the density of the lot size along with possible over usage of the Historical Society park and the school playground. Mr. Schloss stated the project is a 3 acre development which is consistent with what we developed with Element 84.

Mr. Suter questioned if any consideration was given to the property east of this proposal and was advised that property is not vacant and is owned by another entity as well as the property itself is very narrow and wouldn't add to this project.

Mr. Gerard questioned what the impact to the Dan Krall Co., and his hydraulic services would be. Mr. Schloss explained that we've met with Mr. Krall and he encouraged the development and is working through areas of concern with the developer.

Chair Matter inquired and received no additional comments from the public.

3. [23-0360](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 19.

**Attachments:** [CDA Res. No. 1456 - TIF 19 - Boundaries & Prj Plan \(6-5-23\) signed](#)  
[CDA Res. No. 1456 - TIF 19 - Boundaries & Prj Plan \(6-5-23\)](#)  
[West Allis TID No. 19 Project Plan\\_4th DRAFT\\_2023-5-15](#)

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

4. [23-0395](#) Discussion on 6771 W. National Ave.

*Mr. Mueller provided a monthly updated on this project. The CDA currently has a Letter of Intent with Baum Revision to potentially develop and is working through a development agreement with city staff and detailed plans for the property.*

*The National Park Service has approved the Single Issue Review which allows this project to move forward in a quicker manner.*

*Key elements will be discussed in closed session.*

**This matter was Discussed.**

5. [23-0396](#) Discussion on the proposed redevelopment of 84th and Cleveland Area.

*Discussed in closed session.*

**This matter was Discussed.**

6. [23-0397](#) Discussion on the 6400 Block of West Greenfield Ave.

*Discussed in closed session.*

**This matter was Discussed.**

7. [23-0309](#) 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
- h. W. National Ave. Corridor
- i. Motor Castings Site – 1323 S. 65 St.
- j. 116th & Morgan Ave.
- k. 92nd St.and Greenfield Ave. - Former St. Aloysius

*Item c; Staff showed footing being installed and dirt being moved.*

*Item d; Discussed at the meeting relative to MATC parking and Allis Yards development.*

*At 6:32 p.m., a motion was made by Mr. Clark, seconded by Ald. Haass to go into closed session to discuss items 4-6 on the agenda.*

## **E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Mr. Clark, seconded by Ald. Haass to adjourn at 7:13 p.m.*



All meetings of the {bdName} 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.

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