



# City of West Allis

## Meeting Minutes

### Community Development Authority

Wednesday, April 2, 2025

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 5 - Wayne Clark, Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel  
**Excused** 2 - Donald Nehmer, Richard Badger

#### Others Attending

Ald. Haass; Nick Jung & EJ Herr, F Street; Ray Chou

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [25-0111](#) March 5, 2025 (draft minutes)

**Attachments:** [March 5, 2025 \(draft minutes\)](#)

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

2. [25-0112](#) Annual Election of Chairperson and Vice-Chairperson.

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

*A motion was made by Ald. Kuehn and seconded by Ald. Weigel 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 motions were carried unanimously.*

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

3. [25-0113](#) Discussion on the proposed redevelopment by F-Street at 92nd and Greenfield Ave.

*Nick Jung and EJ Herr presented an overview of this project.*

*Ald. Kuehn stated she likes the garden style homes are a great concept and like to consider some more nature tones.*

*Wayne Clark inquired as to what is meant by Recyclean on the demolition chart. EJ Heir responded that this refers more to a deconstruction versus a demolition process in which items are donated and recycled.*

**This matter was Discussed.**

4. [25-0114](#) Resolution to approve a Letter of Intent between the Community Development Authority of the City of West Allis and F-Street for the property at 1405 S. 92 St. (450-0502-000).

**Attachments:** [CDA Res. No. 1492 - Letter of Intent - F-Street \(4-2-25\)](#)  
[Exhibit A -LOI - City of West Allis & F-Street](#)  
[CDA Res. No. 1492 - Letter of Intent - F Street \(4-2-25\) signed](#)

*Patrick Schloss presented.*

*Ald. Kuehn expressed that she is eager to get this project moving and noted concerns regarding blight and crime at the property.*

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

5. [25-0115](#) Resolution to approve an Assignment of an Offer to Purchase from F-Street to the West Allis Community Development Authority for the property at 1405 S. 92 St. (450-0502-000).

**Attachments:** [CDA Res. No. 1493 - Assignment - Offer to Purchase - F-Street - 1405 S. 92 St. \(4-2-25\)](#)  
[Notice of Assignment](#)  
[CDA Res. No. 1493 - Assignment - Offer to Purchase - F-Street - 1405 S. 92 St. \(4-2-25\) signed](#)  
[Assignment of Purchase & Sale Agreement - F Street Manager 3, LLC \(signed\)](#)

*Patrick Schloss presented.*

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

6. [25-0116](#) Resolution to approve the Executive Director to obtain legal counsel to assist with redevelopment and real estate services up to \$50,000.

**Attachments:** [CDA Res. No. 1494 - Legal Counsel - Redevelopment and Real Estate Services \(4-2-25\)](#)  
[CDA Res. No. 1494 - Legal Counsel - Redevelopment and Real Estate Services \(4-2-25\) signed](#)

*Patrick Schloss presented and stated this would be discussed in Closed Session. Following discussion in Closed Session this item was approved.*

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

7. [25-0117](#) Discussion on proposed temporary use of the parking lot at 68th and Mitchell by Southeastern Wisconsin Association of Pickleball.

**Attachments:** [Final Proposal for Southeastern WI Assoc. of Pickelball](#)  
[Lease agreement with West Allis \(002\) \(signed\)](#)

*Shaun Mueller presented.*

*Discussion ensued with questions being answered by staff.*

**This matter was Discussed.**

8. [25-0118](#) Discussion regarding 6771 W. National Ave.

*Patrick Schloss advised this will be discussed in Closed Session.*

**This matter was Discussed in Closed Session.**

#### **D. MATTERS FOR DISCUSSION/ACTION**

9. [25-0012](#) 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. Chr. Hansen Expansion/TIF Number Eighteen
- g. 86th and National/TIF Number Nineteen
- h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
- i. Hwy. 100 Corridor
- j. Beloit Road Senior Housing Complex
- k. W. National Ave. Corridor
- l. Motor Castings Site – 1323 S. 65 St.
- m. 116th & Morgan Ave.

*Wayne Clark inquired on the status of the Morgan Ave. site. Patrick Schloss noted concerns about Department of Public Works and functions of moving utility connections etc.*

*At 6:37 p.m., a motion was made by Ald. Weigel, seconded by Ald. Kuehn to go into closed session to discuss items 3-8 on the agenda. Following the discussion of these items in closed session, the committee reconvened in open session at 6:45 p.m.*

#### **E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Wayne Clark to adjourn at 6:45 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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**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.