



# City of West Allis

## Meeting Agenda

### Community Development Authority

Monday, May 18, 2026

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [26-0258](#) April 14th, 2026 Community Development Authority minutes.

**Recommendation:** Approve

**Attachments:** [2026-04-19 CDA Minutes](#)

#### D. MATTERS FOR DISCUSSION / ACTION

2. [26-0261](#) Resolution to approve a Purchase and Sale and Development Agreement between the Community Development Authority and SONA II, LLC for the property at 6616 W. Mitchell Street St. and 66\*\* W. National Ave.

**Attachments:** [Resoution 2026- Purchase and Sale Agreement](#)

3. [26-0260](#) Resolution relative to a proposed amendment to a Development Agreement between the Community Development Authority of the City of West Allis and West Quarter West, LLC and West Quarter East, LLC with regard to release of the Letter of Credit requirement.

**Attachments:** [CDA-Proposed Amendment - Development Agreement - Cobalt \(West Quarter\)](#)

4. [26-0262](#) Discussion and update on the former Motor Castings property located at 13\*\* S. 65 St., 6500 W. Washington St., 11\*\* S. 65 St. and 11\*\* S. 64 St.

5. [26-0263](#) Discussion regarding 6771 W. National Ave.

6. [26-0264](#) Discussion on 1323 -39 S. 65th St. and 13\*\* S. 65th St

*For agenda items 2-6 the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.*

- 7. [26-0265](#) 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. Novonesis 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.

**I. ADJOURNMENT**



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.

**NOTICE OF POSSIBLE QUORUM**

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**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.



# City of West Allis Meeting Minutes Community Development Authority

Tuesday, April 14, 2026

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

## REGULAR MEETING (draft minutes)

### A. CALL TO ORDER

### B. ROLL CALL

**Present** 6 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Thomas Medley, Wayne Clark

**Excused** 1 - Richard Badger

### Staff

Ald. Haass  
Patrick Schloss, Economic Development, Executive Director  
Jason Kaczmarek, Finance Director/Comptroller  
Erin Hirn, City Administrator

### Others Attending

AmyRose Murphy, Citizen

### C. APPROVAL OF MINUTES

1. [26-0162](#) March 10, 2026

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

### D. MATTERS FOR DISCUSSION/ACTION

2. [26-0199](#) Annual Election of Chairperson and Vice-Chairperson.

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

A motion was made by Ald. Weigel and seconded by Ald. Kuehn 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 by the following vote:**

**Aye:** 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

**No:** 0

3. [26-0200](#) Discussion regarding the status of the former Motor Castings property located at 1323 S. 65 St.  
**This matter was Discussed.**
4. [26-0201](#) Discussion on the status of the SONA II Development Agreement.  
*Patrick Schloss provided an outline of the Development Agreement.*  
*Ald. Kuehn commented on Makers Row and wants to see progress.*  
**This matter was Discussed.**
5. [26-0202](#) Discussion regarding 6771 W. National Ave.  
**This matter was Discussed in Closed Session.**
6. [26-0203](#) Discussion on the Allis Yards Development.  
**This matter was Discussed in Closed Session.**
7. [26-0007](#) 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. Novonesis 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.

*Patrick Schloss provided an update regarding 116th & Morgan Ave.*

At 6:26 p.m., a motion was made by Ald. Kuehn, seconded by Wayne Clark to go into closed session to discuss items 3-6 on the agenda

## E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Wayne Clark to adjourn at 6:27 p.m.



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RESOLUTION

**RESOLUTION TO APPROVE A PURCHASE AND SALE AND DEVELOPMENT**

**AGREEMENT BETWEEN THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS AND SONA II, LLC, FOR THE PROPERTY LOCATED AT 6616 W. MITCHELL ST. and 66\*\* S. 66 SIX POINTS CROSSING.**

WHEREAS, SONA II, LLC (the “Developer”) received Plan Commission approval on September 24, 2025, for a development plan on approximately 3 acres of Community Development Authority of the City of West Allis (the “Authority”, owned land at 6616 W. Mitchell St., known as Lot 2, and 66\*\* S. Six Points Crossing, known as Lot 3 (the “Property”), within the recently created Tax Increment District #22; and,

WHEREAS, the Developer intends to construct two multifamily buildings consisting of one hundred seventeen (117) residential units, together with indoor and surface parking (the “Project”) that will feature on Lot 3 of the Property will include a 66-unit, four story apartment building with approximately 2,500 sq. ft. of commercial space and an estimated 3,000 sq. ft. of clubhouse space with modern fitness amenities, 39 underground parking stalls and 38 surface stalls; and the Project will feature on Lot 2 of the Property will include a 51- unit, four story apartment building accessed through a private drive that will have 27 indoor parking stalls and 30 surface parking with 5 streets stalls on the private drive. The estimated development budget for the Project is \$27,203,497; and,

WHEREAS, the Community Development Authority of the City of West Allis (the “Authority”) wishes to encourage economic development, eliminate blight, expand the City’s tax base, and foster job creation for the City through the development of the Property; and,

WHEREAS, the development of the Project would not occur without the benefits to be provided to the Developer through Tax Incremental Financing from Tax Increment District #22 – as set forth in the Purchase and Sale and Development Agreement.

NOW THEREFORE, be it resolved by the Community Development Authority of the City of West Allis

Allis that it hereby approves as follows:

1. A Purchase and Sale and Development Agreement with SONA II, LLC and its assigns, for development of the property located at 6616 W. MITCHELL ST. and 66\*\* S. 66 SIX POINTS CROSSING as hereby attached as Exhibit A.

2. The Executive Director, with the approval of the City of West Allis Director of Finance, or their designees, is authorized and directed to take any actions on behalf of the Authority necessary to execute the Purchase and Sale and Development Agreement.

3. Executive Director, with approval of the Finance Director of the City of West Allis, or their designees, is authorized and directed to take all other actions necessary to effectuate the intent of the project.

4. The Executive Director, City Attorney, and Finance Director are authorized to make non-substantive changes to the various provisions of the Purchase and Sale and Development Agreement necessary to complete the transactions contemplated therein, and to prepare and deliver such other documents necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Common Council of the City of West Allis

authorizes the Executive Director, or designee, to execute and deliver the Purchase and Sale and Development Agreement on behalf of the City of West Allis.

COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS  
RESOLUTION NO:  
DATE ADOPTED:

Resolution relative to a proposed amendment to a Development Agreement between the Community Development Authority of the City of West Allis and West Quarter West, LLC and West Quarter East, LLC with regard to release of the Letter of Credit requirement.

WHEREAS, the Authority authorized the execution of the Development Agreement between the Community Development Authority of the City of West Allis and Cobalt Partners LLC for development within the S. 70 St. Corridor (West Quarter), through Resolution No. 1302 on November 13, 2018; and,

WHEREAS, the Common Council of the City of West Allis (the "City") approved the Development Agreement between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC regarding South 70<sup>th</sup> Street Corridor development project) to replace any prior agreements through Resolution No. R-2019-0214 on March 21, 2019; and,

WHEREAS, West Quarter East, LLC and West Quarter West, LLC is requesting an amendment to release the requirement for a Letter of Credit; and,

WHEREAS, the City Attorney and City Finance Director reviewed the conditions within the Development Agreement and current finance condition of the TIF #16 and have determined the Letter of Credit is no longer necessary as sufficient development and increment have been generated to cover projected debt service shortfalls; and,

WHEREAS, the Executive Director of the Authority is recommending the release of the Letter of Credit provision with the Development Agreement.

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

1. Amendment to a Development Agreement releasing the requirement for a Letter of Credit.

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