

Subject:

FW: Six Points East Parking Proposal to

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From: **Bradley Glassel** <bglasselasp@gmail.com>

Date: Fri, Jul 19, 2024 at 7:49 AM

Subject: Six Points East Parking Proposal to

To: SPE-Stephanie Wengel (stephaniewengel@aol.com)

<stephaniewengel@aol.com>, Kelly Starr-King

<6pointsboardkelly@gmail.com>, <pscholss@westalliswi.gov>, Austin

Kuttruff <kuttruffaustin@gmail.com>, <RTurner@westalliswi.gov>,

Kimberlee Grob <KGrob@westalliswi.gov>, Jeffrey Hook

<JHook@jjh3group.com>, Michael Landre

<mlandre@huntmanagement.com>, <alicia@forestgreenrealty.com>

Mr. Scholss,

We recently discussed the parking situation due to the future development at the 6400 block of W Greenfield Ave and its relationship to the Six Points East Condominiums parking lot. During the discussion, you requested that the SPE Association submit a proposal. I have attached the proposal below and in a Word document, along with related photos and documents. We appreciate your attention to this matter and the involvement of any other areas of the City of West Allis that would be involved in accepting the proposal.

Sincerely,

The Six Points East Condominiums Association Board of Directors.

Six Points East Condominium Association Parking Proposal to The Community Development Authority of the City of West Allis

Background

- 1) The Six Points East Condominium Declaration of Condominium states the following (Page 3, Item 2.):

There are thirty-two (32) outside surface stalls with 2 of these thirty-two (32) spaces designated as handicap spaces. The outdoor surface parking is "open to the public" as required by the Development Agreement executed on September 1, 2006. No overnight parking to be permitted unless approval obtained by the Community Development Authority of the City of West Allis.

2) The Six Points East Condominiums Association (forward to be known as "SPECA") developed the lot and has incurred the cost of the upkeep and maintenance of the parking area, included recently resurfacing the lot, maintaining lighting, landscaping and winter plowing and ice control.

3) SPECA provides liability insurance for the parking area.

4) The parking areas has always been posted as "private parking" only for the buildings' residence and business occupants and guests.

5) The Community Development Authority of the City of West Allis (forward known as "CDACWA") has not provided any financial assistance, permitting, patrolling for proper use, or legal liability protection of the parking area in the history of its existence.

6) The access of public parking has become an issue due to the agreement between the CDACWA and JH3group for the development of the 6400 block of W Greenfield Ave. Currently that site includes a City of West Allis parking lot, under the authority of the City of West Allis, and previous business parking for a total of 30 spaces. That lot will be turned over to the development and will only be used for private parking under the control of JH3group. Under the development plan there will most likely not be enough parking for the residents, and there will be no assigned parking for the patrons of the business, at this time assumed to be a café. In addition, there will be loading zones added to 65th Street and Greenfield Avenue for the business, taking away additional public parking spaces.

7) The CDACWA has communicated to the JH3group that the parking lot owned and maintained by the SPECA is available to the development's residents and business customers for public parking.

Statement by the Six Points East Condominiums Association Board of Directors

The development that will be taking place located at the 6400 block of West Greenfield Avenue will have two substantial effects on our building.

First, the City of West Allis Park, directly across from our building which faces 65th street, will be eliminated including the loss of 13 mature trees that provide shading, a cooling effect, and natural beauty.

Secondly, the loss of public parking will put pressure on the needs of the neighborhood due to additional needs for parking. Our residents and businesses have a need for the surface lot and have continued to use the lot since the condo development was completed. We do not object to the development and recognize that it is an overall improvement to the area. However, our location, residents, and businesses need to be considered as we have maintained the property and provided property income tax to the City of West Allis for over sixteen years.

We are proposing the following in reference to the parking lot located at 6300 West Greenfield Avenue, which is owned and maintained by SPECA.

The Six Points East Parking Lot Proposal

- 1) The parking lot will be considered “public parking” other than overnight.

- 2) The twelve (12) parking spaces that are located along the north border of our building will be designated and marked for the exclusive use of the SPECA at all times and will not be considered public parking. In addition, the two handicap designated parking spaces will be maintained for that qualified use, including public parking.

- 3) Overnight parking will not be allowed for “public parking” and will be the exclusive right of the SPECA.

- 4) CDACWA will grant the SPECA authority over the permitting process of the parking lot and the rights to have parking violators towed and fines incurred.

- 5) The SPECA will be allowed to post signage that informs the public of the proper use of the lot and the possible towing and fines that may be occurred when improper parking occurs.

- 6) The CDACWA will provide the SPECA with a letter of waiver and insurance coverage for the use of the parking lot by anyone other than those who were previously permitted use by the SPECA.

When discussing this matter, the CDACWA informed us that a similar agreement had been made with the SONA apartment complex and the Summit Place business park. Both areas have signage stating that parking is only allowed as permitted by their authority. Both locations warn individuals of towing if unauthorized overnight parking occurs. In fact, SONA does not even allow the entry of unauthorized vehicles to part of their parking lot, and Summit Place designates several spaces for the exclusive use of businesses located on their premises.

We, the Six Points East Condominums Association, believe that the above proposal is more than fair and hope that the Community Development Authority of the

City of West Allis will agree. We look forward to reaching an agreement that fulfills the needs of both parties and the overall well-being of the city and neighborhood that we love.

Sincerely,

SPECA Board Members