

**CITY OF WEST ALLIS
RESOLUTION R-2024-0308**

**RESOLUTION ON THE SALE OF CITY OWNED LAND AT 6400 W. GREENFIELD
AVE. (TAX KEY NUMBER 439-0141-001) AND 1351 S. 64 ST. (TAX KEY NUMBER
439-0143-001) TO JJH3 LLC**

WHEREAS, the City has received interest from JJH3 LLC, for the development of the land located between S. 64 St. and S. 65th St., north of Greenfield Avenue to consisting about 0.40 acres of land for the construction of 8 townhomes, a 11-unit a11-unit apartment buildings and 2,500 sq. ft. of commercial space, and a new public space; and;

WHEREAS, the City of West Allis currently utilizes the subject land area as a public space and an improved city parking lot; and;

WHEREAS, the City of West Allis's 2045 Comprehensive Plan calls for future land use of this area of the city to be "Commercial." The City Zoning Ordinance permits outdoor dining as an accessory use, subject to site plan for approval; and,

WHEREAS, the sale of land would add to the City's tax base providing property tax relief; an improved public space that will be maintained by the Developer, and enhance the vitality of small business and curb appeal along W. Greenfield Avenue corridor; and,

WHEREAS, on May 23, 2024, the Council was presented with the offer and may proceed with interest or reject the offer; and,

WHEREAS, a Public Hearing on the proposed sale was published via class II notice for Common Council consideration; and a public hearing conducted on or after June 11, 2024, with final decision by Council.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of West Allis, approves the sale of City owned land at 6400 W. Greenfield Avenue (Tax Key Number 439-0141-001) and 1351 S. 64 St. (Tax Key Number 439-0143-001) to JJH3 LLC.

BE IT FURTHER RESOLVED the City has reviewed the attached Offer to Purchase in the amount of \$1.00 and conducted a public hearing by Common Council on June 11, 2024.

BE IT FURTHER RESOLVED that the sale of land is contingent upon the City of West Allis, Community Development Authority of the City of West Allis, and JJH3 LLC entering into a Purchase and Sale and Development Agreement for said Property.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make substantive changes, modifications, additions and deletions to and from the various provisions of the Offer to Purchase including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

SECTION 1: **ADOPTION** “R-2024-0308” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2024-0308(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis