



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, October 8, 2024

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. [24-0584](#) September 10, 2024

Attachments: [September 10, 2024 Draft Minutes](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0585](#) Resolution to amend the 2024 Payment Standard for the Housing Choice Voucher Program.

Attachments: [CDA Resolution 1487 - CDA PS and FMR 2024](#)

[APPROVED 2024 Streamlined Waiver Request WI201 West Allis CDA v2](#)

[FMRs & PSs 2023 to 2025](#)

3. [24-0586](#) Discussion regarding the Development Agreement with Six Points East LLC and conditions related to public parking.

Attachments: [Six Points East Parking Proposal](#)

4. [24-0591](#) Discussion on 6901 W. Beloit Road and the proposed construction of a single-family home.

5. [24-0587](#) Discussion on the status of the Markers Row Development.

6. [24-0588](#) Discussion regarding the status of 6771 W. National Ave., and the Development Agreement with Baum Revision, LLC (BR West Allis, LLC)

7. [24-0589](#) Discussion on the status of 1405 S. 92 St.

8. [24-0590](#) Discussion regarding the redevelopment area located at 13** S. 65th St.

9. [24-0021](#) 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.

For agenda items 5-8 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

E. 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, September 10, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Wayne Clark, Donald Nehmer, Gerald C. Matter, Michael Suter, Danna Kuehn,
Richard Badger

Excused 1 - Martin J. Weigel

Others Attending

Ald. Haass
Jason Kaczmarek, Finance Director/Comptroller
Steve Schaer, Planning & Zoning Manager
Carson Coffield, Economic Development Specialist
Terri Delbaro, Erich Schwenker, Susan C. Olson, Jacqueline Wick

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Danielle Golida, Community Development Senior Planner

C. APPROVAL OF MINUTES

1. [24-0518](#) August 20, 2024

Attachments: [August 20, 2024 Draft Minutes](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0526](#) Public Hearing seeking public comment and consideration of proposed changes to the CDA's 5-Year Plan, Annual Plan and Administrative Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [Public Notice Request CDBG Program](#)

[Exhibit A 5-Year Plan 2025](#)

[Exhibit B Annual Plan 2025](#)

[Exhibit C Admin. Plan 2025](#)

[CDA HOTMA Summary](#)

Danielle Golida presented.

Wayne Clark questioned who is on the Resident Advisory Board committee and was informed that all of the members are participants within the program.

Don Nehmer sought clarification regarding the \$1M Capital Fund account along with whether the \$100K net asset to qualify is a maximum requirement or recommendation. Patrick Schloss advised that we do not have a Capital Fund account and the \$100K is a requirement.

Richard Badger ask what is the goal percentage of low income housing and how long to divest the funds.

3. [24-0527](#) Resolution to approve amendments to the Section 8 Housing Choice Voucher Five-Year Plan, Annual Plan, and Administrative Plan changes for Operation Year 2025.

Attachments: [CDA Res. No.1485 - Section 8 Housing - Operation Yr 2025](#)
[CDA Res. No.1485 - Section 8 Housing - Operation Yr 2025 \(signed\)](#)

Clark moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 5 - Clark, Matter, Suter, Kuehn, Badger

No: 1 - Nehmer

4. [24-0535](#) Discussion regarding the Development Agreement with Six Points East LLC and conditions related to public parking.

Attachments: [Development Agreement - Exhibit B](#)

Don Nehmer questioned if overnight parking requires a city parking permit.

Ald. Kuehn stated if no city permits are required then no police enforcement should be expected/required.

Don Nehmer referred to item #5 from their handout and stated we should require parking permits for overnight parking.

Ald. Kuehn prefers the parking issue remain with the property owner.

This matter was Discussed.

5. [24-0538](#) Resolution to Approve the Purchase of the Tri-City Bank Note for the Property at 1405 S. 92 St.

Attachments: [CDA Res. No. 1486 - Purchase of Tri-City Bank Note - 1405 S. 92 St.](#)
[CDA Res. No. 1486 - Purchase of Tri-City Bank Note - 1405 S. 92 St. \(signed\)](#)

Prior to entering closed session, Erich Schwenker provided an overview of events to the committee.

Ald. Kuehn indicated that the blighted property has been a drain on West Allis resources and a safety and neighborhood issue that needs to stop.

This item was discussed in closed session and voted on in open session following the conclusion of the closed session.

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

6. [24-0536](#)

Discussion regarding the redevelopment area located at 13** S. 65th St.

This item was discussed in closed session.

This matter was Discussed.

7. [24-0021](#)

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
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- 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.

At 6:59 p.m., a motion was made by Mr. Nehmer, seconded by Mr. Badger to go into closed session to discuss items 5-6 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:21 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Mr. Clark to adjourn at 7:22 p.m.



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COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO:
DATE ADOPTED: 1487

Resolution to amend the 2024 Payment Standard for the Housing Choice Voucher Program.

WHEREAS, the Section 8 Housing Choice Voucher Program provides rent assistance payments to individuals that are income eligible and based on established Fair Market Rents;

WHEREAS, the Community Development Authority approved the 2021 Payment Standard under Resolution No. 1396, dated October 21, 2021, that is 110% of the established Fair Market Rents from HUD; and,

WHEREAS, Participants are experiencing significant rent increases that are beyond the established payment standard resulting in a required move to find a more affordable and compliant unit; and,

WHEREAS, Staff discussed the issue with HUD representatives and HUD permits under an expedited waiver and review process for the fiscal year 2024, to allow for the establishment of payment standards up to 120% of fair market rents to address disruptions in the rental markets caused by rents exceeding 110% payment standards, and;

WHEREAS, Executive Director hereby recommends the payment standard request and amendment of 110% payment standards aligning with Fair Market Standard rental rates, and;

Bed Room Size	202 Fair Market Rents	2024 Payment Standard	Amendment 2024 Fair Market Rents	110% of 2024 FMR	Proposed 2024 Payment Standard	110% of 2024 FMR	Proposed Amendment to the Payment Standard
0	\$939	\$1,032	\$919	120%	\$1,032	110%	\$1,032
1	\$1,056	\$1,161	\$1,090	120%	\$1,161	110%	\$1,161
2	\$1,257	\$1,382	\$1,310	120%	\$1,382	110%	\$1,382
3	\$1,558	\$1,713	\$1,648	120%	\$1,713	110%	\$1,713
4	\$1,701	\$1,871	\$1,798	120%	\$1,871	110%	\$1,871

NOW, THEREFORE, BE IT RESOLVED that the Community Development Authority, under federal Housing and Urban Development regulations, is authorized to request and to amend the Payment Standard for the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED that the Community Development Authority hereby authorizes the establishment of the amended 2024 Voucher Payment Standard based on the 2024 Fair Market Rents as stated above.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 14, 2023

Mr. Patrick Schloss
Executive Director
West Allis Community Development Authority
7525 West Greenfield Avenue
West Allis, WI 53214

Dear Mr. Schloss:

The Department of Housing and Urban Development (HUD) reviewed the West Allis Community Development Authority (**WACDA**) request submitted pursuant to **Notice PIH 2023-29, “Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process.”** The Notice provided instructions on the streamlined processing of public housing authority (PHA) requests to use specific regulatory waivers for the Housing Choice Voucher (HCV) (including Mainstream) program.

The waivers available under Notice PIH 2023-29 are included in Table 1.

Table 1. List of streamlined regulatory waivers.

Item	Waiver Name	Regulation(s)	Alternative requirement
(A)	Exception payment standards up to 120 percent of the SAFMRs for PHAs that are in mandatory SAFMR areas or have voluntarily chosen to adopt SAFMRs (“Opt-in PHAs”)	24 CFR 982.503(b)(1)(iv)	The PHA may establish exception payment standards up to 120 percent of its applicable FY 2024 SAFMRs.
(B)	Exception payment standards up to 120 percent of the FMR	24 CFR 982.503(c)(1)-(2) and (4)-(5)	The PHA may establish exception payment standards up to 120 percent of their applicable FY 2024 FMRs.
(C)	Exception payment standards up to 120 percent for PHAs that are currently approved for exception payment standard SAFMRs	24 CFR 982.503(b)(1)(iii)	The PHA may establish exception payment standards up to 120 percent of its applicable FY 2024 SAFMRs.
(D)	Applying an increase in the payment standard during the HAP contract term	24 CFR 982.505(c)(4)	The PHA may increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.

WACDA's application was submitted by an authorized official and included **WACDA's** justifications for the waiver(s) to be granted.

Notice PIH 2023-29 specifies that for waivers A, B, and C, good cause justification requires that the PHA must meet at least one of the following criteria:

- Fewer than 80 percent of the families to whom the PHA issued tenant-based rental vouchers during the most recent 12-month period for which there is success rate data available have become participants in the voucher program; or
- More than 40 percent of families with tenant-based rental assistance administered by the agency pay more than 30 percent of adjusted income as the family share.

Additionally, for all waivers, the PHA must describe the good cause justification that must include (a) why a PHA needs the waiver; (b) the impact on PHA operations or applicants if the waiver is not provided. Additionally, the request must include the requested duration of the waiver, which may not exceed December 31, 2024.

Table 2 indicates which waiver(s) **EHA** requested as well as HUD's determination of the waiver approval or denial. After reviewing the waiver request(s) and considering **EHA** stated justification(s) of good cause, HUD: (1) finds there is good cause to waive, and hereby waives, the regulations and/or requirements marked "APPROVED" in the "Waiver Status" column and/or (2) finds there is not good cause to waive, and therefore does not waive, the regulations and/or requirements marked "NOT APPROVED" in the "Waiver Status" column.

Table 2. List of streamlined regulatory waivers and HUD's determination:

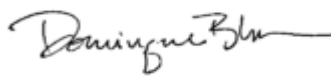
Item	Waiver Name	Regulation(s)	Alternative requirement	Waiver requested?	Waiver status/term expiration
(A)	Exception payment standards up to 120 percent of the SAFMRs for PHAs that are in mandatory SAFMR areas or have voluntarily chosen to adopt SAFMRs ("Opt-in PHAs")	24 CFR 982.503(b)(1)(iv)	The PHA may establish exception payment standards up to 120 percent of its applicable FY 2024 SAFMRs.		
(B)	Exception payment standards up to 120 percent of the FMR	24 CFR 982.503(c)(1)-(2) and (4)-(5)	The PHA may establish exception payment standards up to 120 percent of their applicable FY 2024 FMRs.	YES	APPROVED: Expiration 12/31/2024

Item	Waiver Name	Regulation(s)	Alternative requirement	Waiver requested?	Waiver status/term expiration
(C)	Exception payment standards up to 120 percent for PHAs that are currently approved for exception payment standard SAFMRs	24 CFR 982.503(b)(1)(iii)	The PHA may establish exception payment standards up to 120 percent of its applicable FY 2024 SAFMRs.		
(D)	Applying an increase in the payment standard during the HAP contract term	24 CFR 982.505(c)(4)	The PHA may increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.		

All waiver approvals are set to expire at the end of the term requested or December 31, 2024, whichever is earliest, unless an alternative limit is provided by HUD.

Should you have any questions, please contact the Waiver Processing Team at ***PIH_Expedited_Waivers@hud.gov***.

Sincerely,



Dominique Blom
General Deputy Assistant Secretary

Internal HUD Distribution:								
Identification Lines :								
Extended Waiver Request – ME027 Ellsworth HA								
Correspondence Code	Originator PQF	Concurrence PQC	Concurrence PQ	Concurrence P				
Name	T. Anyanaso	T. Sidney for A. Datcher	T. Sidney for F. Gaither	Yoenia Bernit for D. Blom				
Date	/s 11/7/2023	/s/12/14/2023	/s/12/14/2023	12/14/2023				

Market Area Setup

General

Market Area Key	<u>1</u>	Status	<u>Active</u>
Market Area Name	<u>Default</u>		
Description	<u></u>		
HUD Area Name	<u>Milwaukee-Waukesha-West Allis, WI MSA</u>		
HUD Area Code	<u>METRO33340M33340</u>		
PS Reduction Type	<u>Second Reexamination</u>		
Reduction %	<u></u>		
Administrative Fees	100%	Proration %	Amount
	<u>\$76.17</u>		(First 600 Units)
	<u>\$71.10</u>	91.00%	<u>\$51.76</u> (Remainder of Units)

Fair Market Rents/Payment Standards

Income Limits

HUD Effective Date	<u>10/1/2022</u>
PHA Effective Date	<u>5/1/2023</u>
Date PS Lowered	<u></u>

HUD Effective Date	<u>4/1/2024</u>
PHA Effective Date	<u>4/4/2024</u>

BR Size	FMR	Pay Std
0	\$766.00	\$919.00
1	\$909.00	\$1,090.00
2	\$1,092.00	\$1,310.00
3	\$1,374.00	\$1,648.00
4	\$1,499.00	\$1,798.00
5	\$1,724.00	\$2,068.00
6	\$1,949.00	\$2,338.00

Family Size	<u>L30</u> Extremely Low	<u>L50</u> Very Low	<u>L80</u> Low Income
1	\$21,500.00	\$35,750.00	\$57,200.00
2	\$24,550.00	\$40,850.00	\$65,400.00
3	\$27,600.00	\$45,950.00	\$73,550.00
4	\$31,200.00	\$51,050.00	\$81,700.00
5	\$36,580.00	\$55,150.00	\$88,250.00
6	\$41,960.00	\$59,250.00	\$94,800.00
7	\$47,340.00	\$63,350.00	\$101,350.00
8	\$52,720.00	\$67,400.00	\$107,850.00

Market Area Setup

General

Market Area Key 1 Status Active

Market Area Name Default

Description _____

HUD Area Name Milwaukee-Waukesha-West Allis, WI MSA

HUD Area Code METRO33340M33340

PS Reduction Type Second Reexamination

Reduction %

Administrative Fees	100%	Proration %	Amount
	\$76.17		(First 600 Units)
	\$71.10	91.00%	\$51.76 (Remainder of Units)

Fair Market Rents/Payment Standards

HUD Effective Date 10/1/2023

PHA Effective Date 2/1/2024

Date PS Lowered _____

Income Limits

HUD Effective Date 4/1/2024

PHA Effective Date 4/4/2024

BR Size	FMR	Pay Std
0	\$845.00	\$919.00
1	\$979.00	\$1,090.00
2	\$1,170.00	\$1,310.00
3	\$1,460.00	\$1,648.00
4	\$1,592.00	\$1,798.00
5	\$1,831.00	\$2,068.00
6	\$2,070.00	\$2,338.00

Family Size	L30	L50	L80
	Extremely Low	Very Low	Low Income
1	\$21,500.00	\$35,750.00	\$57,200.00
2	\$24,550.00	\$40,850.00	\$65,400.00
3	\$27,600.00	\$45,950.00	\$73,550.00
4	\$31,200.00	\$51,050.00	\$81,700.00
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7	\$47,340.00	\$63,350.00	\$101,350.00
8	\$52,720.00	\$67,400.00	\$107,850.00

Market Area Setup

General

Market Area Key	<u>1</u>	Status	<u>Active</u>
Market Area Name	<u>Default</u>		
Description	<u></u>		
HUD Area Name	<u>Milwaukee-Waukesha-West Allis, WI MSA</u>		
HUD Area Code	<u>METRO33340M33340</u>		
PS Reduction Type	<u>Second Reexamination</u>		
Reduction %	<u></u>		
Administrative Fees	100%	Proration %	Amount
	<u>\$76.17</u>		<u>(First 600 Units)</u>
	<u>\$71.10</u>	<u>91.00%</u>	<u>\$51.76 (Remainder of Units)</u>

Fair Market Rents/Payment Standards

Income Limits

HUD Effective Date 10/1/2024

PHA Effective Date 1/1/2025

Date PS Lowered

HUD Effective Date 4/1/2024

PHA Effective Date 4/4/2024

<u>BR Size</u>	<u>FMR</u>	<u>Pay Std</u>
0	\$939.00	\$1,032.00
1	\$1,056.00	\$1,161.00
2	\$1,257.00	\$1,382.00
3	\$1,558.00	\$1,713.00
4	\$1,701.00	\$1,871.00
5	\$1,956.00	\$2,151.00
6	\$2,211.00	\$2,432.00

<u>Family Size</u>	<u>L30</u> <u>Extremely Low</u>	<u>L50</u> <u>Very Low</u>	<u>L80</u> <u>Low Income</u>
1	\$21,500.00	\$35,750.00	\$57,200.00
2	\$24,550.00	\$40,850.00	\$65,400.00
3	\$27,600.00	\$45,950.00	\$73,550.00
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5	\$36,580.00	\$55,150.00	\$88,250.00
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7	\$47,340.00	\$63,350.00	\$101,350.00
8	\$52,720.00	\$67,400.00	\$107,850.00

Subject:

FW: Six Points East Parking Proposal to

----- Forwarded message -----

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 JJH3group 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 JJH3group. 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 JJH3group 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