



City of West Allis

Meeting Agenda

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

C. APPROVAL OF MINUTES

1. [25-0111](#) March 5, 2025 (draft minutes)
Attachments: [March 5, 2025 \(draft minutes\)](#)
2. [25-0112](#) Annual Election of Chairperson and Vice-Chairperson.
3. [25-0113](#) Discussion on the proposed redevelopment by F-Street at 92nd and Greenfield Ave.
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](#)
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.](#)
[Notice of Assignment](#)
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](#)
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](#)
8. [25-0118](#) Discussion regarding 6771 W. National Ave.

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.

For agenda items 3-8 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

Wednesday, March 5, 2025

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, Martin J. Weigel,
Richard Badger
Excused 1 - Danna Kuehn

Others Attending

Ald. Haass

Staff

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

C. APPROVAL OF MINUTES

1. [25-0080](#) January 15, 2025

Attachments: [January 15, 2025 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0085](#) Resolution to consider a professional service sole source contract with Lutheran Social Services to provide service coordination of a Family Self-Sufficiency Program as part of the Housing Choice Voucher Program and Veterans Affairs Supportive Housing programs in the amount of \$110,000.

Attachments: [EXHIBIT A FY25 LSS FSS Scope of Services Narrative](#)
[EXHIBIT B FSS Budget Proposal_2025](#)
[CDA Res. No. 1491 - 2025 West Allis CDA_FSS Resolution Contract](#)
[CDA Res. No. 1491 - 2025 West Allis CDA_FSS Resolution Contract \(signed\)](#)

Patrick Schloss presented.

Ald. Weigel confirmed that the grant can be used for city staff and/or contracted out.

Clark moved to approve this matter, Suter seconded, motion carried.

3. [25-0089](#) Communication of Audit Report for Beloit Road Senior Apartments, LLC submitted by Baker Tilly US, LLP.

Attachments: [Beloit Road - 2024 Audit Results Letter](#)
[Beloit Road Senior Apartments AUD 12-31-24 FS FINAL](#)

Items were considered and presented by staff.

This matter was Placed on File.

4. [25-0086](#) Discussion on the status of the Makers Row Development.

Shaun Mueller presented.

This matter was Discussed in Closed Session for the purpose of negotiations.

5. [25-0087](#) Discussion on the status of 1405 S. 92 St.

Patrick Schloss presented.

This matter was Discussed in Closed Session for the purpose of negotiations.

6. [25-0088](#) Discussion on 6500 W. Washington St. (Former Motor Castings Site.)

Patrick Schloss presented.

This matter was Discussed in Closed Session for the purpose of negotiations.

7. [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
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- m. 116th & Morgan Ave.

At 6:23 p.m., a motion was made by Wayne Clark, seconded by Richard Badger to go into closed session to discuss items 4-6 on the agenda.

The committee reconvened in Open Session at 7:03 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Ald. Weigel to adjourn at 7:05 p.m.



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COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1492
DATE ADOPTED: April 2, 2025

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).

WHEREAS, F-Street or its subsidiaries (the "Buyer") have expressed interest in acquiring, redeveloping, and securing incentives from the City and/or the Community Development Authority (CDA) for the redevelopment of the St. Aloysius property located at 1405 S. 92nd Street (450-0502-000) (the "Property");

WHEREAS, the Property is currently identified as a key site for redevelopment and revitalization in the community, offering significant potential for economic growth and enhanced community benefit; and,

WHEREAS, the Buyer has proposed to acquire the Property, subject to negotiation of terms, environmental assessments, and other due diligence processes, with the intent to revitalize and redevelop the site in accordance with the City's long-term planning goals; and,

WHEREAS, the CDA has approved a Letter of Interest (Agreement) with F-Street for the Property that is hereby attached as Exhibit A; and,

WHEREAS, the Buyer has demonstrated a capacity and commitment to successfully redevelop and manage properties of this nature, ensuring long-term sustainability and adherence to community development goals; and,

WHEREAS, both parties desire to enter into subsequent definitive agreements that will outline the full scope, financial commitments, timelines, and specific terms for the acquisition, redevelopment, and use of the Property.

NOW, THEREFORE, BE IT RESOLVED, that the City and CDA hereby approves a Letter of Intent between the Community Development Authority of the City of West Allis and F-Street for the property at property at 1405 S. 92 St. (450-0502-000).

BE IT FURTHER RESOLVED that the Economic Development Executive Director, or his/her designee, is hereby authorized to take all necessary steps to implement and administer the provisions of this resolution, including the execution of any agreements or documents necessary to effectuate the allocation and development.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the contract, 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.

FURTHER RESOLVED, that the City and CDA authorize the initiation of discussions and necessary steps to formalize the agreements and provide the incentives as may be mutually agreed upon between the parties, and to bring forward a final agreement for approval by the appropriate governing bodies.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority



February 26, 2025

City of West Allis

Re: Letter of Intent for Purchase, Redevelopment, and Incentives – St. Aloysius Property

Dear Patrick Schloss,

This Letter of Intent (“LOI”) sets forth the preliminary terms and conditions under which F Street or its subsidiaries (“Buyer”) proposes to acquire, redevelop, and secure incentives from the City and/or CDA for the redevelopment of the St. Aloysius property located at 1405, 1435, 1441 S. 92 St. And 1414 S. 93rd Street (450-0502-000) (the “Property”) and outlines the basis for the subsequent definitive agreements.

1. Purchase Terms

1. Assignment. Buyer shall assign to the CDA its right to purchase the Property from the current owner for \$860,000.00. CDA shall acquire the Property according to the terms of that purchase and sale agreement.
2. Land Contract. The CDA shall convey all equitable title to the Property to Buyer through a land contract. CDA shall retain legal title. The terms of the land contract shall be:
 - I. The purchase price on the land contract shall be \$868,600. Buyers shall make a payment of \$8,600 at closing and CDA shall receive payments until the remaining balance of \$860,000 is paid in full.
 - ii. The purchase price balance shall accrue interest at the three -five year borrowing rate at the Wisconsin State Trust Fund at the time of Closing plus 1%, compounded monthly.
 - iii. The term is 12 months.
 - iv. The minimum monthly payment shall be calculated based on the interest rate stated above. The payment will be 50% of the calculated interest payment and the balance of the interest payment shall be accrued. Payment is due on the 1st of each month for 11 months and shall be applied first to accrued interest and then to the principal balance. The 12th payment shall be equal to the balance of principal and interest due on that date.
 - v. Strict foreclosure upon default of the land contract

2. Demolition and Loan Expansion

1. Financing of Demolition. Subject to CDA and Common Council approval, the City may provide a loan to assist in paying for demolition of existing structures on the Property of up to \$1,000,000.
 - i. New note created and mortgage recorded against property
 - ii. Origination fee of 1% of the amount borrowed.
 - iii. The note shall accrue interest at the two-year rate at the Wisconsin State Trust Fund at the time of Closing plus 1%, compounded monthly.
 - iv. The term is 12 months or the date of construction loan financing, whichever occurs first.

F STREET

- v. The minimum monthly payment shall be 50% of the calculated interest payment. The other 50% of the payment shall be accrued until satisfied at or before expiration of the term. Payment is due on the 1st of each month for 11 months and shall be applied first to accrued interest and then to the principal balance. The balance of principal and interest shall be due at the expiration of the term.
1. Wildlife Habitat. During the Demolition process, the Buyer and the City shall work together on creative solutions to address the roosting Chimney Swifts. Note, expenses related to creative solutions shall be a TIF cost, unless other funds are identified.
2. Compliance with Law. The demolition process must be completed in accordance with City Ordinances and the Buyer shall be responsible for obtaining the necessary Approvals and Permits.
3. **Proposed Development**. After acquiring legal title from the land contract vendor, the Buyer shall develop the Property into a Class A multifamily apartment project substantially like the proposed development plan submitted as Exhibit A.
4. **Tax Increment Financing (TIF) Incentives**. Subject to CDA and Common Council approvals, the City will consider providing Tax Increment Financing (TIF). All parties will work to determine a reasonable and necessary level of TIF assistance, if needed, to complete the project and support Project TIF Costs (i.e. Chimney Swifts, etc.) and administrative fees. TIF assistance would be structured on a pay-as-you-go basis. Buyer and City would agree to a commercially reasonable rate of return on investment for Buyer.
5. **Guaranteed Minimum Assessed Value**. The estimated guaranteed minimum assessed value will be \$28,880,000 (\$190,000 per unit). The value is subject to change based on the density of the project and the city assessor's guidance.
6. **Development Timeline**
 1. Purchase of the Property. Closing is April 16
 2. Preconstruction. The following are the key milestone dates for the Preconstruction phase.
 - i. March. Planning Meeting with Staff in March. This will include key City Departments and review municipal approval processes.
 - ii. April. Second Planning Meeting. Discuss approvals and Plan revisions.
 - iii. May. Plan Commission and Common Council Approval of plans and uses.
 - iv. May. Finalized Development Agreement. Staff and Developer are generally on the same page with a finalized version of the agreement.
 - v. June. Formal Community Development Authority and Common Council approval of Development Agreement.
 - vi. June. Design Bid Set completion.
 - vii. August. CD Set Completion.
 - viii. September. Building Permit issued.
 - ix. September. Construction Start.
 - x. The preconstruction phase of the project be approximately 7-9 months and is subject to change based on land use and TIF approvals

F STREET

3. Construction. The construction period will be approximately 16 months until the building is 100% complete. Depending on the phasing schedule, the first unit will be delivered after 10 months.

7. **Agreements.** All Parties to work simultaneously to negotiate and to obtain City approvals for a Purchase and Sale, Development, Development Finance, or other agreements to close the Project.

This LOI is intended to serve as a framework for formal negotiations and the preparation of definitive agreements. It is non-binding. The parties shall work in good faith to finalize the necessary agreements in a timely manner.

Please indicate your acknowledgment and agreement to the foregoing terms by signing below. We look forward to working together to bring this redevelopment to fruition.

Sincerely,



Nick Jung,
Director of Development,
F Street

Acknowledged and Agreed: City of West Allis

By:

Name:

Title:

Date:

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1493
DATE ADOPTED: April 2, 2025

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).

WHEREAS, F-Street, a real estate developer (“Developer”), has an accepted Offer to Purchase with CCM-Aloysius, LLC for the property located at 1405 S. 92 St. (the “Property”); and,

WHEREAS, Community Development Authority of the City of West Allis (CDA) has determined that redevelopment of the Property is in the best interest of the community to promote economic development, neighborhood revitalization, and growth; and,

WHEREAS, to assist with the successful completion of the sale and redevelopment of the Property, the City of West Allis, through the CDA, has determined it is necessary to provide funding as financial incentive to secure timely redevelopment of the vacant and blighted property; and,

WHEREAS, the CDA has approved a Letter of Intent (Agreement) with F-Street for the Property; and,

WHEREAS, the CDA has agreed to provide financing for the acquisition of the Property in the amount of \$860,000 to F-Street that includes the current outstanding Note between the CDA to CCM-Aloysius, LLC and up to \$250,000 to fulfill the negotiated purchase price of the Property; and,

WHEREAS, in order to protect the City’s best interests, Developer has agreed to an Assignment of the Property to the CDA; hereby attached as Exhibit A; and,

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, that the Common Council hereby approves 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).

BE IT FURTHER RESOLVED that the Economic Development Executive Director, or his/her designee, is hereby authorized to take all necessary steps to implement and administer the provisions of this resolution, including the execution of any agreements or documents necessary to effectuate the allocation and development.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the contract, 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.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

ASSIGNMENT OF
PURCHASE AND SALE AGREEMENT

F Street Manager 3, LLC (“Assignor”), entered into that certain real estate purchase and sale agreement, dated February 13, 2025, in which CCM-Aloysius, LLC (“Seller”) granted to Assignor the right to purchase the property commonly known as 1405 South 92nd Street, West Allis, WI (tax key number 450-0502-000) and more particularly described therein (the “Purchase Agreement”).

As allowed by Section 10.8 of the Purchase Agreement, Assignor hereby assigns its interests in the Purchase Agreement to the Community Development Authority of the City of West Allis (“Assignee”) and Assignee accepts the assignment and any obligations therewith.

Assignee shall provide notice to Seller of its right to acquire the property described in the Purchase Agreement by delivering a copy of this assignment in a manner consistent with Section 10.1 of the Purchase Agreement.

This Notice is dated as of April 4, 2025.

Assignor

F Street Manager 3, LLC

By _____
Scott Lurie, Manager

Assignee

COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF WEST ALLIS

By _____
Patrick Schloss, Executive Director

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1494
DATE ADOPTED: April 2, 2025

Resolution to approve the Executive Director to obtain legal counsel to assist with redevelopment and real estate services.

WHEREAS, the Community Development Authority of the City of West Allis (CDA) is responsible for overseeing redevelopment activities and promoting the economic growth of the City of West Allis; and,

WHEREAS, the CDA has identified various redevelopment projects and real estate transactions that require legal counsel and expertise to navigate the legal complexities involved; and,

WHEREAS, the Executive Director of the CDA is empowered to make recommendations regarding the need for professional services to advance the mission and goals of the CDA; and,

WHEREAS, legal counsel specializing in redevelopment and real estate matters is necessary to ensure compliance with local, state, and federal laws, as well as to protect the best interests of the City and the CDA in all related transactions; and

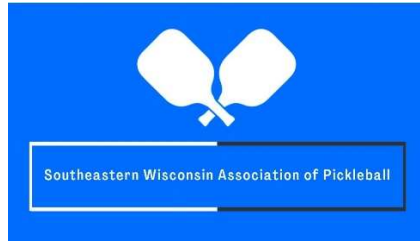
WHEREAS, the Executive Director has identified qualified legal counsel who can assist with the legal aspects of redevelopment and real estate services and recommends retaining such counsel to provide the necessary support.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis, that the Executive Director is hereby authorized and directed to obtain legal counsel to assist with redevelopment and real estate services as needed for ongoing and future projects.

BE IT FURTHER RESOLVED that the Executive Director, in cooperation with the City Attorney, is authorized to negotiate and enter into agreements with the selected legal counsel, subject to the terms and conditions deemed appropriate, and to take all necessary actions to secure the legal services required for these activities.

BE IT FURTHER RESOLVED that the funding for the legal counsel will be Tax Increment District Number Seven.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority



Proposal for Temporary Pickleball Courts at 6749 W. Mitchell Street, Parking Lot of Former Kearney & Trecker Corp

Presented by the Southeastern Wisconsin Association of Pickleball (SWAP)

Introduction

The **Southeastern Wisconsin Association of Pickleball (SWAP)** is the largest non-profit pickleball organization in Wisconsin, dedicated to **providing structured recreational and competitive pickleball opportunities** for all skill levels. We are seeking approval to **temporarily** utilize the **vacant parking lot of former Kearney & Trecker Corp (directly south of the Ope! Brewing Company)** to create a **community pickleball space**.

This proposal would provide **West Allis residents** with much-needed access to **one of the fastest-growing sports in the country**, fostering **physical activity, social engagement, and inclusivity** while **revitalizing an underutilized property** at no cost to the city.

Benefits for West Allis Residents

This project will bring **direct benefits to the West Allis community**, including:

- **Free and low-cost access** to pickleball courts for residents of all ages and skill levels.
- **Organized programs** such as open play, beginner, intermediate and advance clinics, tournaments and leagues.
- **A multi-generational recreational space** for families, seniors, and young professionals.
- **A revitalized property**, transforming a vacant lot into an active and inviting space.
- **Economic benefits** by drawing visitors who will patronize local businesses, restaurants, and service providers.

Economic & Community Impact

By repurposing the vacant parking lot, this project will bring **energy and activity to an underutilized space**, drawing players and spectators from:

- **West Allis and surrounding communities**

- **Greater Milwaukee and Southeastern Wisconsin**
- **Regional cities such as Chicago, Madison, and Green Bay**

Projected attendance numbers:

- **Open play & league nights (Monday – Thursday):** 75–125 players per evening.
- **Weekend social events (“Mingle Nights”):** 150 participants per event.
- **Tournaments (if courts allow for competitive play):** 500+ players and spectators per event day.

This influx of visitors will **drive foot traffic to local businesses**, supporting the West Allis economy.

Proposed Site Enhancements

To convert the parking lot into a **functional and welcoming pickleball venue**, SWAP will:

- **Mark 6–8 pickleball courts** using removable court tape.
- **Repair minor surface imperfections** by filling cracks and leveling depressions.
- **Power sweep and reseal** the parking lot to enhance playability.
- **Remove overgrown vegetation** and **eliminate barbed wire** to improve aesthetics.
- **Use the existing concrete block structure for storage** of nets and equipment (if agreeable).
- **Provide high-quality, professional temporary nets** (not permanently affixed).
- **Install portable, high-cutoff lighting** to extend playing hours while minimizing light pollution.

All proposed improvements will be conducted **at no cost to the city**, with all maintenance and programming fully managed by SWAP.

Hours of Play & Programming

- **Monday – Sunday: 9:00 AM – 10:00 PM**
- Programs will be structured to minimize noise and disruption to surrounding areas.

SWAP will offer:

- **Open play sessions**
- **Beginner instruction and clinics**
- **Social and league play**
- **Special “Mingle” events on weekends**

- **Potential tournaments**

These activities will **promote community engagement and provide structured recreational opportunities** for West Allis residents.

Parking & Accessibility

- **Attendance will be staggered**, reducing peak congestion.
- **Additional parking will be available** in the **gravel lot to the north** of the proposed courts.
- **SWAP will collaborate with Ope! Brewing Company (OBC)** to provide:
 - Restroom access
 - Refuse collection
 - Coordination of food trucks

This collaboration ensures that the project is **sustainable and beneficial for both players and local businesses**.

Flexibility & Future Considerations

We recognize that the **City of West Allis is actively seeking a buyer for this property**. SWAP is fully committed to **vacating the premises if a sale occurs** and respectfully requests **60 days' notice** to allow for an orderly transition.

We appreciate the city's willingness to consider this interim use and remain flexible in working together to support both the **residents of West Allis** and the city's **long-term development goals**.

Conclusion

This proposal represents a **low-cost, high-benefit opportunity** to provide **West Allis residents with direct access to pickleball, revitalize a vacant lot, and boost economic activity**.

SWAP is eager to collaborate with the city and local stakeholders to make this project a reality.

We appreciate your consideration and **welcome the opportunity to discuss this proposal further**.

Respectfully Submitted by:

Southeastern Wisconsin Association of Pickleball (SWAP)
