

**Dear Members of the Board,**

**This letter shall serve as opposition to the rezoning of the property/land currently for sale and located at 7007 and 7007R North 115<sup>th</sup> Street in Milwaukee, Wisconsin from residential zoning to light manufacturing/warehouse zoning for Western Building Products' plan for development.**

**As property owners on 115<sup>th</sup> Street, we are opposed to the rezoning for several valid and important reasons.**

- This is a quiet residential neighborhood, with many homes, families, children, and pets. People built and bought homes here for the beautiful expanses of green space and for the tranquil Menomonee River running through our neighborhood.**
- There was only ONE informational meeting held on 3/19/2019 with a Western Building Products representative, a Briohn Development Group representative, a City representative (unsure of which department he represented), and Alderwoman Dodd present. The meeting was disorganized in that the artistic and computer-based renderings of the building were incorrect and inaccurate, and no paper handouts or copies of the plans were given for residents to review. Residents left the meeting with no plans or dates for future meeting(s). Alderwoman Dodd did not follow up nor follow through in representing her constituents' concerns, questions, or in supporting their opposition in this matter.**
- The proposed rezoning of only part of a residential neighborhood will introduce a serious increase in noise from increased traffic volume, the industrial noises of a factory, and from an influx of employees and trucks into a quiet residential neighborhood at seemingly all hours of the day and night. Semi-trailer sized trucks have been observed and photographed departing Western Building Products' current location at 4:30 am. Also, the proposed landscape buffering, screening, berms, and tree placement is wholly inadequate.**
- The proposed design and size of the building is inappropriate for this, or any, residential neighborhood. The 300,000 square foot modern façade of the building does not match nor fit aesthetically into the current landscape, nor the current residential feeling of the neighborhood. The building itself is a stark, unappealing structure which is in drastic contrast to the existing neighborhood residences and outbuildings. Its sheer size, modernistic style, exterior paint and roof color, roofing slope, 42 loading docks, and parking for 45 semi-tractor trailers has no place in a residential neighborhood. The proposed massive size of the building does not sit well on the lot space that is available, either.**
- Of great concern, if rezoning is passed, is the "Phase 2" of the development project that will increase the size of the building by an additional 75,805 square**

feet, and increase parking spaces from 205 to 370 within one year of the initial building project! Phase 2 of the rezoning proposal has NOT been explained in ANY detail to the residents. Per Western Building Products website, the company has "13,840 different products for sale". That said, does the plan for Phase 2 include a retail store? If so, this would be another major point of opposition to the initial rezoning request.

- Western Building Products has proposed a new sewer line installation through the public right of way. Residents will be required to connect to the sewer within one year per City Ordinance. This will mean an additional monthly bill for residents to pay (for sewer service). WBP is offering to pay the construction and connection fees if residents agree to their conditions: 1) Use WBP plumbing contractor and 2) release WBP from any liability for lateral work or damage to private property. It seems the City should be more involved in these decisions that will affect the financial ramifications of its residents including monthly bills, and an increase in future property values and related taxation.
- There is concern about the proposed rezoning plan not including water service or public fire protection (fire hydrants with a main able to provide adequate flow demand) to the neighborhood homes. Western Building Products appears only to be concerned with protecting their own interests. When asked about this at a meeting with only 3 property owners present on 5/1/2019, Bill Zacher, a WBP Recovery Operations manager, stated "nobody asked for it".  
Water service and connection was never brought up at the one informational meeting that was held; no residents knew to ask for it, or about it, at that time.
- There are many unanswered questions about the environmental impact on the neighborhood's air and water quality (in existing wells and the impact on the Menomonee River). There are newer drawings/schematics that have NOT been shared with homeowners due to a lack of follow-up meeting(s) with Alderwoman Dodd and Western/Briohn Development Group representatives. These plans include a newly planned Bio-Retention pond to filter impurities before release into the groundwater, nearby protected wetlands, and/or the Menomonee River! Also, the development plans are nondescript about water and air quality in as how much, where, and what contaminated water and fumes will be released into the protected wetlands, the Menomonee River, the local sewer system, and the air. Per the Western Building Products website, employees are "exposed to fumes or airborne particles" and "the noise level in the work environment is usually loud".
- It has been suggested that Western Building Products has employees that currently are part of a work-release program, and they are being brought to the current work site in unmarked vehicles. Our residential neighborhood is not appropriate for this type of employment opportunity.

- Western Building Products website boasts that the company is “100% employee-owned”. According to a company representative, there was turn-over of 82 out of 205 employees last year alone. If rezoning is granted, there is concern about the company’s viability in the future.
- Western Building Products describes itself in the rezoning application with a “light manufacturing/industrial” title. That said, this company should realize the common sense and benefit of locating their business in an industrial park, which is already zoned for this sort of enterprise. There are vacant factories and construction development sites available within the City for this type of development, and they are not located in residentially-zoned neighborhoods.

Please duly note, we would not offer opposition to rezoning if the new development would include only dedicated office buildings or residences, or a mix thereof. This type of rezoning and development would beautify and would be much better suited for this residential neighborhood.

Members of the Board, thank you for your time in carefully reading this letter. Please seriously consider our strong opposition to the proposed rezoning of the land currently for sale and located at 7007 and 7007R North 115<sup>th</sup> Street in Milwaukee, Wisconsin, for Western Building Products plan for development.

Printed Name JANIS POSIK  
 Signature JANIS POSIK date 6-3-2019  
 Address 4512 W. Fond du Lac Ave.  
MILWAUKEE, WI 53216

Printed Name Susan Adriansen  
 Signature Susan Adriansen date 6-3-2019  
 Address 2611 NORTH LAKE DRIVE  
MILWAUKEE, WI 53211

(owner of property at 6875 N. 115<sup>th</sup> Street)