



allied insulation supply company inc

June 18, 2024

City Plan Commission
809 N. Broadway
Milwaukee, WI 53202

Zoning and Neighborhood Development Committee
Milwaukee City Hall
200 E. Wells St.
Milwaukee, WI 53202

RE: Proposed Rezoning of Properties on W. St. Paul Avenue
File Nos. 231461 and 240199

Dear City Plan Commissioners and Zoning and Neighborhood Development Committee Members,

On behalf of Allied Insulation Supply Co., Inc. I am writing to express our **opposition** to rezoning a section of St. Paul Avenue to allow for residential units in the Menomonee Valley. This would be in direct conflict with the City's adopted recommendations in the Valley Plan, The Valley 2.0 Plan in 2015, the City-wide Industrial Land Analysis in 2021, and the 2024 Bruce Pierce Subdistrict Plan, which was undertaken to address the issues that arose from residential and school uses in two IM properties in an otherwise IH district.

The property at the center of this rezoning effort has been vacant for 40 years and continues to be a magnet for graffiti and vandalism. The fact that no one, including the current owners, has stepped forward to redevelop the building until the current developer has proposed to do so, if, and only if, there is a change to the current zoning granted is no reason to grant this inappropriate change.

We do not want to see this building continue to sit vacant in it's blighted condition. It is a discouragement for other development on St. Paul and it also creates difficulty for neighboring businesses to attract customers and employees because this building gives the impression that it is a dangerous neighborhood.

Granting this rezoning request would open the door to residential development throughout the Valley and would discourage existing businesses from remaining or expanding in the Valley and certainly discourage potential new businesses from locating in the Valley.

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milwaukee wi 53233
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wats 800-242-9970

DAVENPORT
1074 south dittmer street
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wats 800-321-1390

OMAHA
14770 ray sapp drive
omaha ne 68138
phone 402-895-4115
fax 402-895-8722
wats 888-547-6930

WAUSAU
8551 industrial drive
wausau wi 54401
phone 715-845-9697
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The building at the corner of 13th & St. Paul is a heavy chemical manufacturer that has been a valued employer in the Valley for 60 years. If there is residential development allowed on St. Paul they would certainly be targeted as a "dangerous business" too close to residential units.

Allied Insulation has been operating at 12th & St. Paul for 48 years and as traffic on St. Paul increases we are subject to complaints that trucks backing into our docks in the normal course of business are holding up traffic. We would anticipate that residential development would increase the traffic and increase the demands that we stop having trucks backing into our loading docks.

Please do not disregard all of the work of the city, Menomnee Valley Partners and Business Improvement District #26 by approving this inappropriate change to the existing zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey L. Morgan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jeffrey L. Morgan

Vice President/General Counsel