

**From:** Michael Szymanski  
**Sent:** Thursday, May 30, 2019 9:27 AM  
**To:** planadmin <planadmin@milwaukee.gov>  
**Cc:** Dodd, Nikiya <ALD05@milwaukee.gov>  
**Subject:** Western Building Products Project zone # 190159

Dear City Planning Commission,

In regard to the proposed development of the Joy Farm Site by Western Building Products, I am a resident of 11864 W Appleton Ave Milwaukee Wisconsin 53224 since 1955 ( 94 yrs old) and wish to make my views known .

\* I understand that the Joy Farm Property , with it's available land and proximity to the freeway is ripe for development . It's development however will change the residential nature of the neighborhood.

\* Given the small number of residents, their age demographics, and the size of the neighborhood change is inevitable. It has been brought to my attention that the 2 largest landowners Bruce Winter and Susan Andriansen given their proximity to the proposed new development , are interested in the commercialization of their properties. I think the best solution would be a buyout of ALL the residents and to commercialize the entire tract for ongoing development. In addition, the city already owns one of the other largest parcels at 11936 W Appleton This would surely provide an increased tax base and satisfy the vast majority of residential home owners. There is great interest in the surrounding area with many commercial building being sold that were built as speculative ventures.

\* I am in favor of Western Building Products proposed water and sewer route past my home. I will accept their offer for them to pay the costs associated with this expansion and to pay and do the lateral and hook up my home to the sewer and water services. I would expect that this work would include whatever may be deemed necessary to close , fill, or remove the existing tanks that will now become obsolete . Our mound system was replaced in 2012 at the cost of approx. \$20,000 including the plumbing costs incurred .

\* In regards to the new traffic demands , I am concerned with an employee count of 200+ ( planned to increase) with 2 shifts. My Driveway at 11864 W Appleton is a BLIND hairpin corner ! I believe the best solution would be to temporarily close the service drive access to Good Hope Road at the Joy Farm Property line. This would insure that ALL the traffic is routed to Good Hope Rd and not just the truck traffic. With future Commerce this could easily be opened.

\* I wish to Thank Western Building products for their concern for the neighbors and hope that they remain open and receptive to the needs and concerns of their residential neighbors.

Chester Szymanski  
Michael Szymanski  
11864 W Appleton Ave  
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PS Please rely that you received my message