

**City Plan Commission**

809 North Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

Bruce Winter/ Kym Charles

12000 W. Appleton Ave.

Milwaukee, WI 53224

Re: Western Building Products / Joy Farm Project file number 190159

I would like to voice some of my concerns about the above-mentioned project.

1. Western Building Products is a trucking company that delivers to other states. That kind of operation can be 24 hours a day, that truck can be coming and going at all hours. I think that this type of operation should be in a commercial park type setting not a residential area. Is there a reason that this business can not be in the Northridge area?
2. I have a problem with the storm sewer plan. They are planning to build some of the lot that is now wetland and flood plain. I think there should be a setback for that, so they are not disturbing the wetland and flood plain. I believe that they should not be able to discharge water into the Menomonee River.
3. They also have a paint and stain room in their current location. It runs all day. They should have to set this as far away from the residential properties as possible, if they can build this.
4. Signs. I do not want to see a LED display if they are not going to be a retail operation. They do not need a sign like that for their shop.
5. Phase II. I would have liked to have gotten more information about this. I want to know if that becomes retail and they have the ability for more customer pickups.
6. Traffic. I do not know how they will be able to direct all traffic to 115<sup>th</sup> St. and Good Hope Rd., when some of their traffic is customer pickups and incoming suppliers from out of state. I also do not understand how they can propose to have "no trucking" signs posted on our road, when I have a permit for truck farming, how is this going to affect me?
7. Noise and sight. I would like to see a plan for the noise and sight barriers. Berms and such to shield the neighboring residential properties from all the noise (trucks banging into trailers and loading docks, Waste management changing/emptying dumpsters, the constant sound of the vacuums and paint room....) We also do not want to see all of this.
8. Waste. This company is wasteful in the way they dispose of some of their doors. Dumpster upon dumpster of doors that could be donated to Restore or Habitat for Humanity, are dumped in a landfill.
9. I believe that they should not be able to put a driveway so close to the neighboring farm as a fire lane. I understand that one is needed but I do not think that this is a proper placement nor is it acceptable.

Bruce Winter/ Kym Charles



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission,  
Historic Preservation Commission

Julie A. Penman  
Commissioner

Michal A. Dawson  
Deputy Commissioner

August 8, 2001

Bruce Winter  
Rodney Winter  
12000 West Appleton Avenue  
Milwaukee, WI 53224

Dear Messers. Winter:

**RE: Request for installation of Sanitary Sewers in the  
Vicinity of West Green Tree Road**

Please review the attached copy of Sewer Easement  
SE-2616C and the map regarding the above matter.

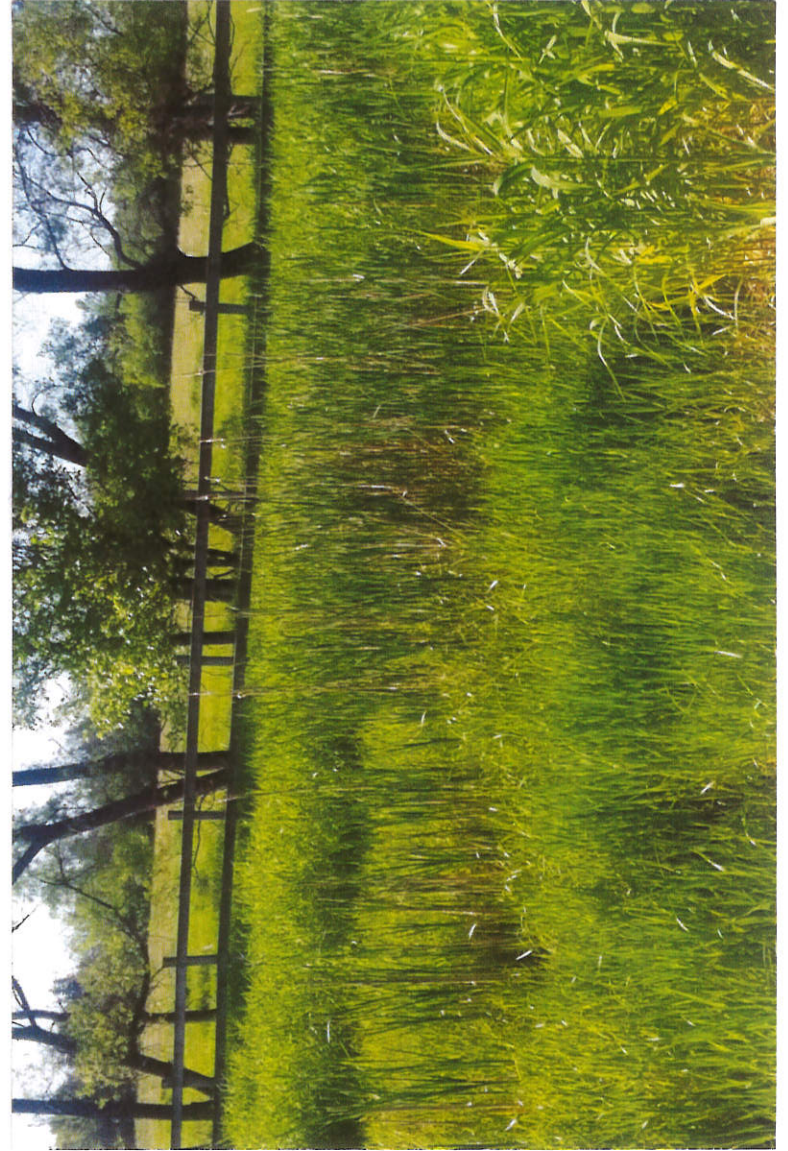
After you have reviewed it and are ready to sign the  
document, please call Ms. Sue Sottile at 286-5674 and she  
will set up an appointment with you to execute the Original  
document, which she will be bringing with her. Thank you  
for your cooperation.

Sincerely,

Gregory J. Shelko, Manager  
Real Estate Services

Attachments

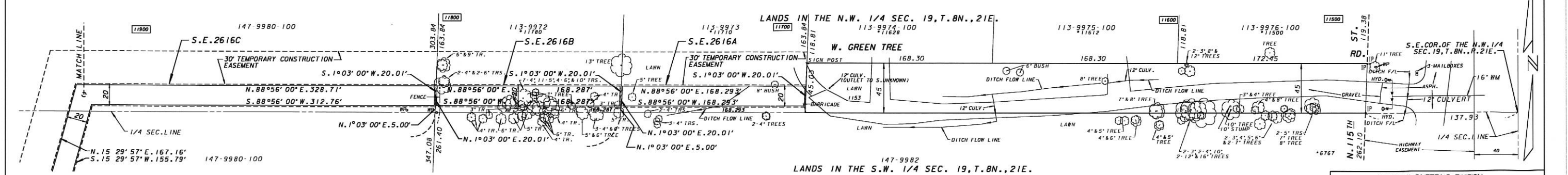
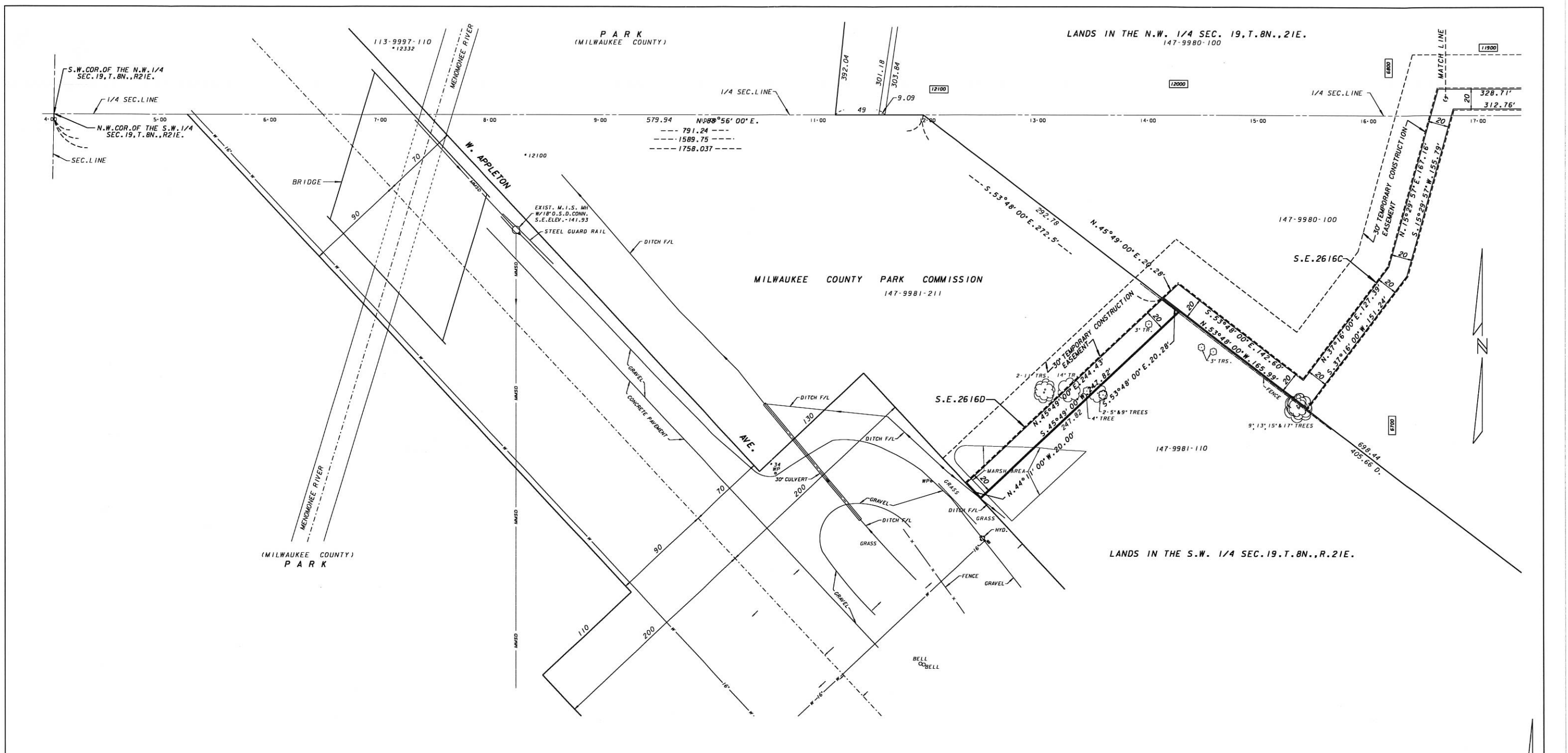






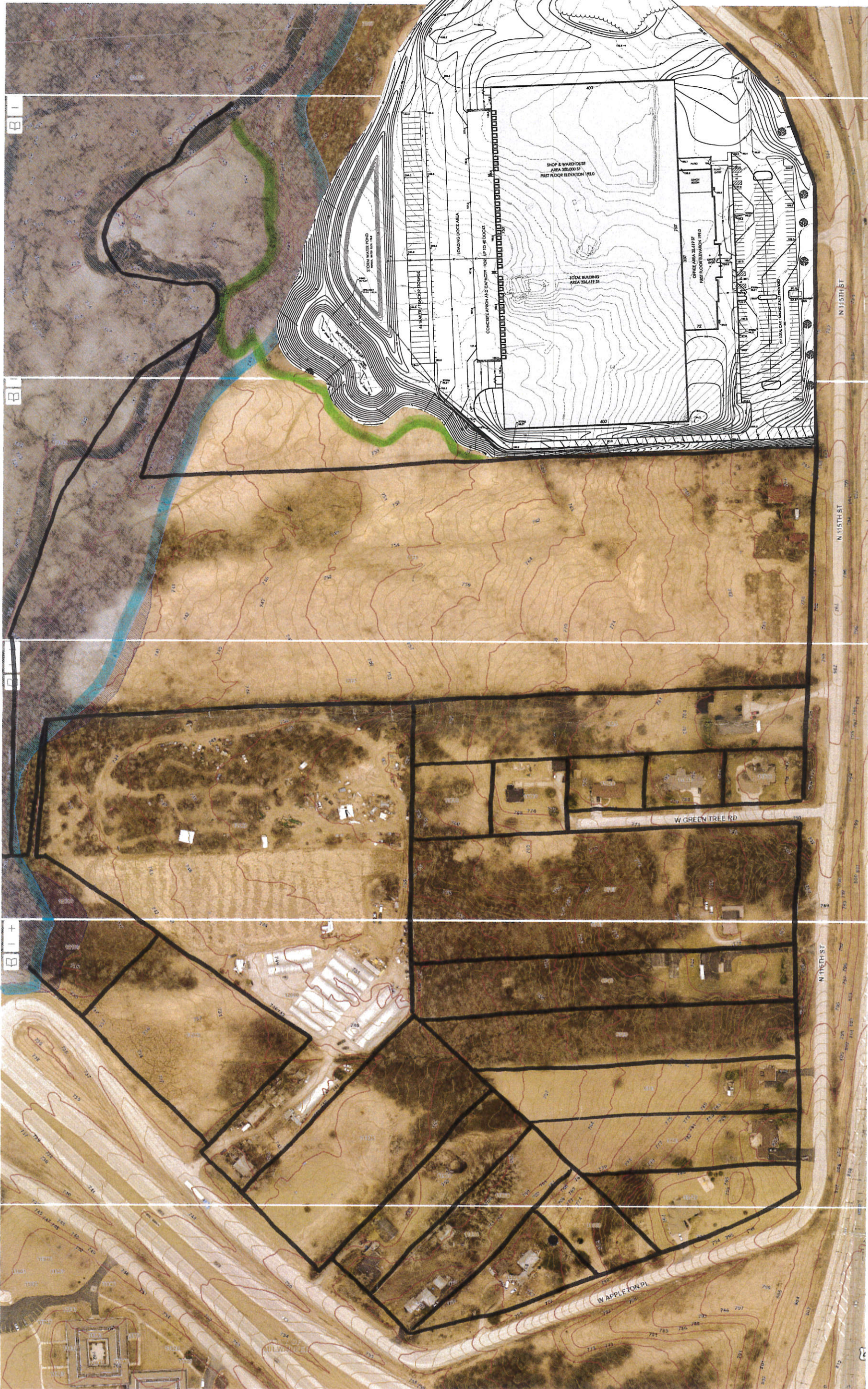






SEWER ENGINEERING DIVISION	
BUREAU OF ENGINEERS	
DEPARTMENT OF PUBLIC WORKS	
MILWAUKEE WISCONSIN	
PLAN OF SEWER EASEMENT	
AREA IN W. GREEN TREE ROAD (EXT. D.)	
507' ± W. OF N. 115TH STREET	
W. APPLETON AVENUE	
SCALE 1" = 40'	
DRAWN BY D. O. J. C. & H. D. BY	
APPROVED	DATE
FILE NO.	189-21





B1

B1

B1

B1+

N 15TH ST

N 15TH ST

W GREEN TREE RD

N 15TH ST

W APPLETON PL

B2