

April 13, 2025

Zoning, Neighborhoods & Development Committee members,

Please consider my input below regarding the proposed development at 2560 N Stowell Ave. As a lifelong resident of the district, I look forward to understanding – and hopefully influencing – what is decided.

I've attended both the developer meeting at Pizza Man as well as the CPC meeting. The development team has been helpful in answering questions and my request for a sun impact study.

I was not enthused by the February 23, 2025 CPC meeting, where the objections of the four (4) people who attended were largely disregarded. The people - two who live in homes directly across Webster from the development and two long-term residents of the apartment directly across Stowell - all voiced the same essential concerns: parking, traffic, and pedestrian safety (a pediatrician's office and several elderly care facilities means a lot of "riskier" pedestrians).

It's important to note that none of us said "don't build it". We asked for pragmatic, relatively simple solutions to address our concerns.

- parking entrance / egress from the alley rather than the two distinct spots currently in the plans (one on Webster, one on Stowell)
- a loading zone on the north side of Webster and immediately east or west of the alley - enforceable during normal business hours - for deliveries to the businesses on Downer and the new building. Both the bookstore and Starbucks get daily deliveries. The clinics and other tenants in that building also get frequent deliveries.

These two design elements together **solve** the issues the neighborhood residents are concerned about: parking and traffic safety, *and* allows the merchants on Downer and in the clinics to get the daily deliveries they need. They are pragmatic and simple to achieve.

I was disappointed the CPC did not mandate them as a contingency for approval and hope that you will require these design elements changes as a mandate for approval.

Thank you for the opportunity to have input.

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