

From: Steve Chojnacki [<mailto:lmsrn@sbcglobal.net>]
Sent: Thursday, February 02, 2012 12:00 PM
To: Schiller, Lynn
Subject: Trinitas Ventures development proposal

To: City Plan Commission c/o Ms. Scheller:

Dear Ms. Scheller,

Please forward this email to members of the City Plan Commission. Thank you.

Please do not allow this development on 634 E. Keefe Ave.

A neighborhood meeting regarding the Indiana company Trinitas Ventures development proposal for a 650 student housing was held last night at the Holton Youth Center, 510 E. Burleigh St.

One of the more compelling reasons for not having this housing development here was given by Jonathan Eder of In-Place Machining Co. who is committed to the area. He brought his company from N. Buffum St. understanding the city's commitment to keeping this property (where Trinitas wants to build), as well as the so called Riverworks area, zoned for light industry. Milwaukee needs to keep areas open for potential business opportunities. Where In-Place is was at one time American Motors. It has been a long time since they've been gone and the land sat empty for a long time, but now his company pays approx. 80 employees middle class, living wages. The city must make working in Milwaukee attractive to businesses to provide jobs for its citizens. To start parcelling out industrial land to non-industrial enterprises breaks the contiguous integrity of land and will make it less attractive for business.

Other reasons for not approving this proposal:

***Potential parking problems** for residents. Trinitas will have only 165 parking spaces for 650+ tenants.

***Noise nuisance:** According to the plan submitted to the City Plan Commission, **Exterior recreational facilities** at the development (pool, patios/ balconies, basketball and volleyball courts, lawn areas, gathering spaces, etc.) will be permitted to remain **open and in use until 11 PM Sunday through Thursday and until 1 AM on Friday and Saturday.**

***Noise Nuisance:** The building design has windows/patio type doors that will open southward towards neighbors across the street on Keefe Ave. which is a potential for loud party and music noise disturbing home owner residents.

***Is RiverWorks industrial park going against their own part of the Northeast Side Plan?** This property is part of our manufacturing and industry base which we don't want to just hand over for incompatible residential use. It's much easier to change zoning toward residential, and then almost impossible to change it back.

***What's Trinitas' committment?** They have sold two similar properties in Indiana because of investment considerations.

Trinitas may fulfill a need; however, **it does not belongs here.**

Please do not allow this development on 634 E. Keefe Ave.

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